



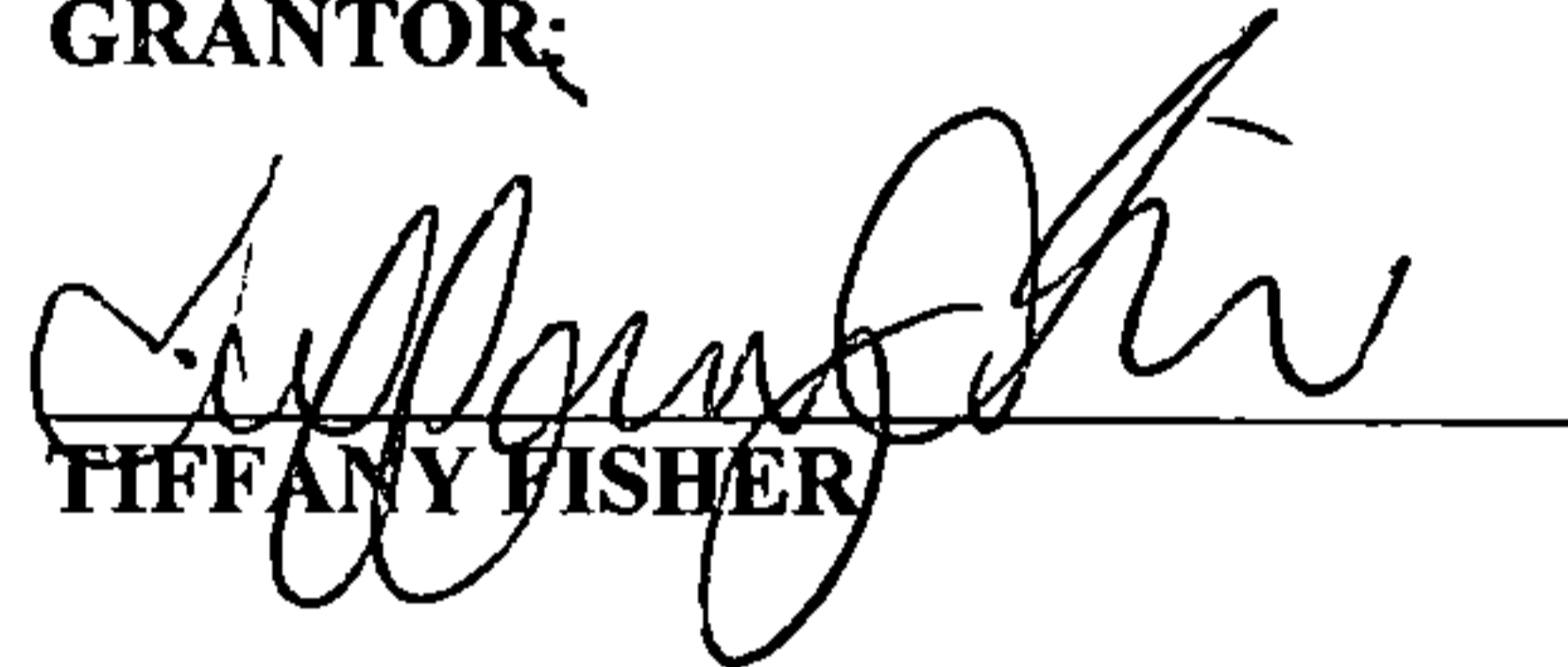
TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 20<sup>th</sup> day of November, 2019.

GRANTOR:


  
TIFFANY FISHER

STATE OF Alabama )  
COUNTY OF Shelby )

I, Charlena Caldwell, a Notary Public for the State of Alabama, do hereby certify that **TIFFANY FISHER**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

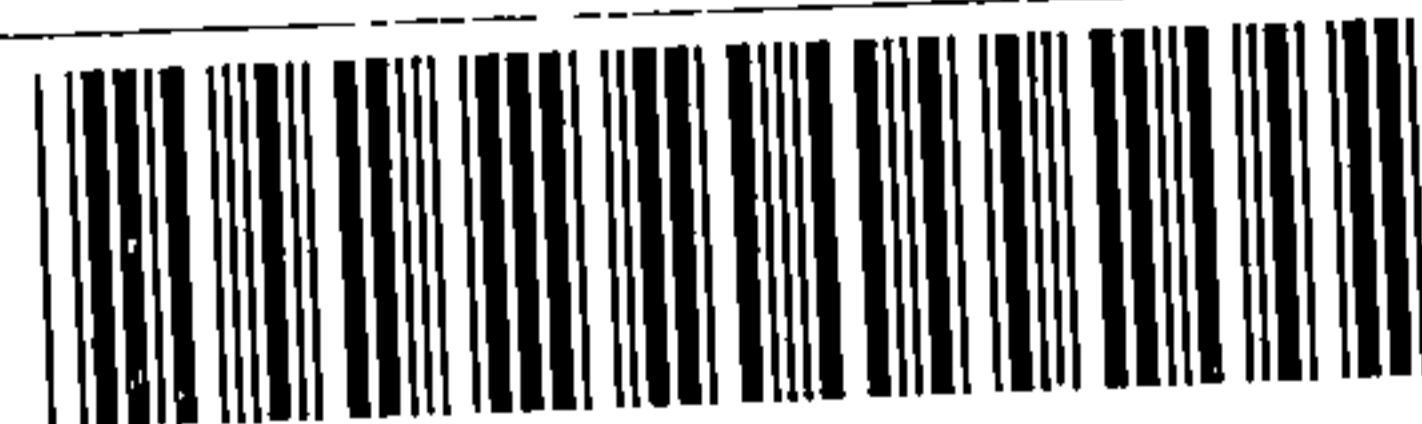
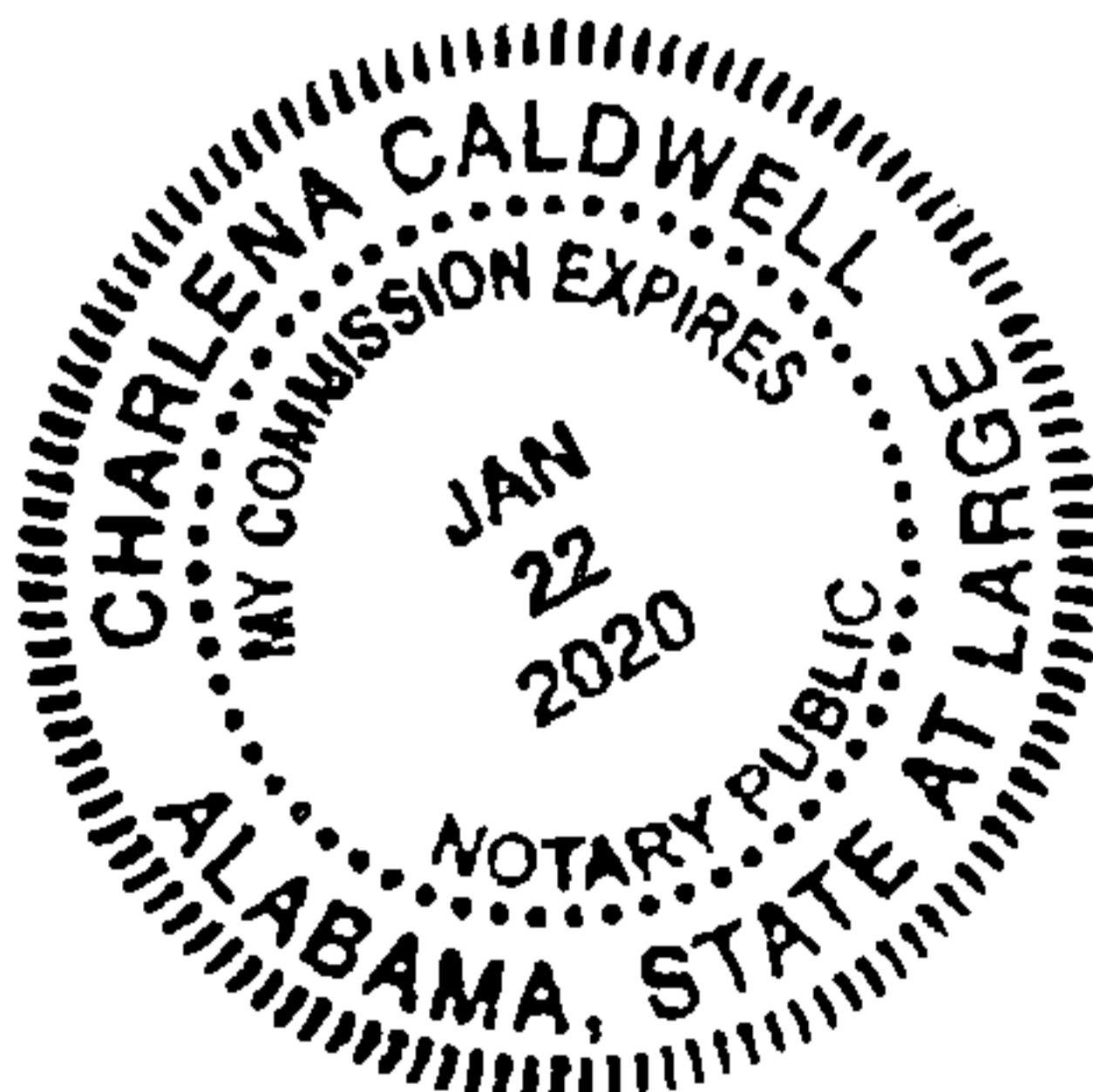
Given under my hand this the 20<sup>th</sup> day of November, 2019.

(NOTARY SEAL)

  
Notary Public  
My commission expires: \_\_\_\_\_

*This instrument prepared by:*  
Gregory M. Varner, Esq.  
Attorney at Law  
215 Narrows Parkway, Suite F  
Birmingham, AL 35242  
256-354-5464

**Charlena Caldwell**  
**My Commission Expires**  
**01/22/2020**



\*U07156802\*

1371 12/9/2019 81445520/1



20191216000464620 2/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
12/16/2019 01:24:27 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Tiffany Fisher
Mailing Address 214 Creekside Court
Pelham, AL 35124

Grantee's Name Tiffany Fisher
Mailing Address 214 Creekside Court
Pelham, AL 35124

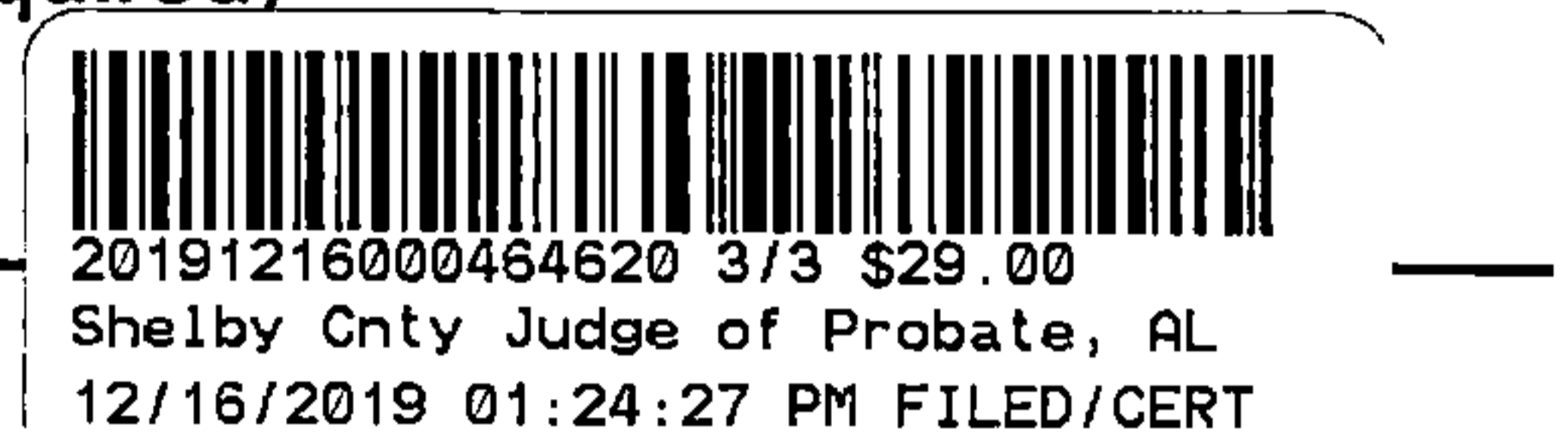
Property Address 214 Creekside Court
Pelham, AL 35124

Date of Sale 11-20-2019
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$485,800.00 193,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement

- Appraisal
Other



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11-20-2019

Print Tiffany Fisher

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)