

When Recorded Mail to:

PRIORITY TITLE & ESCROW
607 LYNNHAVEN PKWY
VIRGINIA BEACH, VA 23452

20200325000117240
03/25/2020 08:04:28 AM
DEEDS 1/3

Prepared By:

LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

Send Tax Messages To:

TERRI WARD VORSTER
CHRISTOPHER BRIAN ATCHISON
ELIZABETH DONOVAN
1142 DEARING DOWNS
DRIVEHELENA, AL 35080

WARRANTY DEED

For good consideration, I (we) **TERRI WARD VORSTER A Married ^{Woman} PERSON, AND**
CHRISTOPHER BRIAN ATCHISON A unmarried ^{man} PERSON, AS JOINT TENANTS, whose
mailing address is 1142 DEARING DOWNS DRIVE, HELENA, AL 35080, hereby bargain, deed and
convey to **TERRI WARD VORSTER A Married ^{man} PERSON, CHRISTOPHER BRIAN**
ATCHISON A unmarried ^{man} PERSON, AND ELIZABETH DONOVAN A unmarried ^{woman} PERSON, whose mailing address is 1142 DEARING DOWNS DRIVE, HELENA, AL 35080, the
following described land in SHELBY County, State of Alabama, free and clear with WARRANTY
COVENANTS; to wit:

**LOT 37, ACCORDING TO THE SURVEY OF DEARING DOWNS, THIRD ADDITION, AS
RECORDED IN MAP BOOK 8, PAGE 15, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

APN: 13 6 23 2 001 003.042

Property Address: 1142 DEARING DOWNS DRIVE, HELENA, AL 35080

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with
said GRANTEEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of
said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a
good right to sell and convey the same asforesaid; that I (we) will, and my (our) heirs and assigns
forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 17 day of March, 2020.

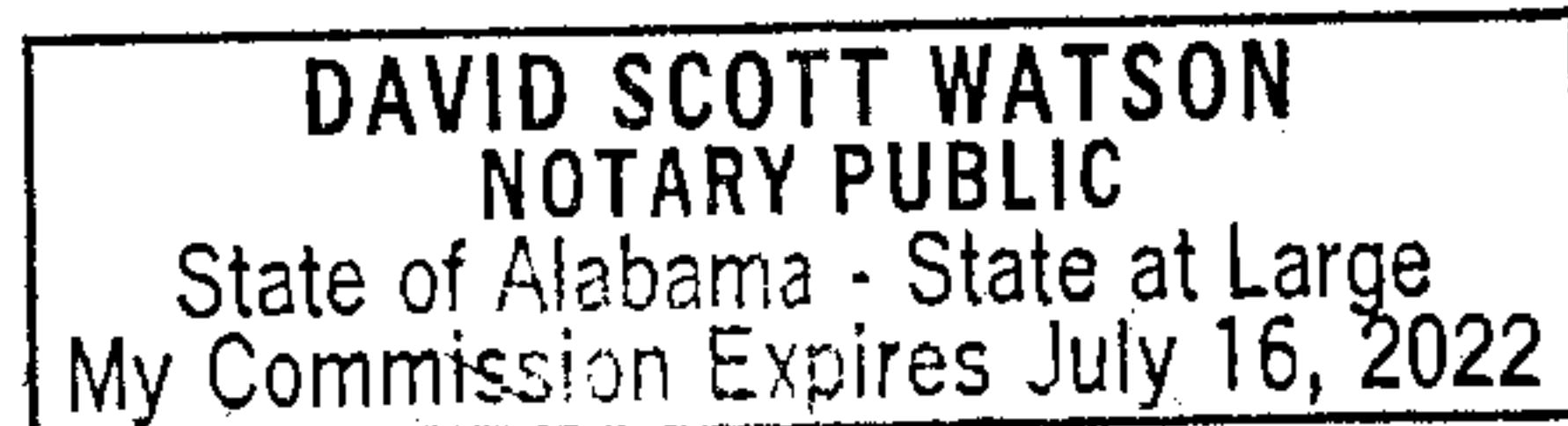
Terri Ward Vorster
TERRI WARD VORSTER

Christopher B Atchison
CHRISTOPHER BRIAN ATCHISON

STATE OF ALABAMA
COUNTY OF Shelby } SS.

I, David Scott Watson, a Notary Public, hereby certify that **TERRI WARD VORSTER AND CHRISTOPHER BRIAN ATCHISON** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 17 day of March, 2020.

David Scott Watson
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Terri Ward Vorster
 Mailing Address
1142 Dearing Downs Dr
Helena, AL 35080

Property Address 1142 Dearing Downs Dr
Helena AL 35080

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/25/2020 08:04:28 AM
 \$29.00 CHERRY
 20200325000117240

Allie S. Baylor

Grantee's Name Terri Ward Vorster
 Mailing Address
1142 Dearing Downs Dr
Helena AL 35080

Date of Sale 11/17/2020
 Total Purchase Price \$0.00

or

Actual Value \$17,300
 or

Assessor's Market Value \$

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 Assessments

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 3/24/2020

Print Christiana Johnson

Unattested
 (verified by)

Sign Christiana Johnson
 (Grantor/Grantee/Owner/Agent) circle one