

**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  
DRIVE HELENA, AL 35080

**WARRANTY DEED**

For good consideration, I (we) **TERRI WARD VORSTER** ~~AN~~ <sup>Married Woman</sup> ~~PERSON~~, AND **CHRISTOPHER BRIAN ATCHISON** ~~AN~~ <sup>unmarried man</sup> ~~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~~ <sup>Married woman</sup> ~~PERSON~~, **CHRISTOPHER BRIAN ATCHISON** ~~A~~ <sup>unmarried man</sup> ~~PERSON~~, AND **ELIZABETH DONOVAN** ~~AN~~ <sup>unmarried woman</sup> ~~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 GRANTEES, 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 as foresaid; 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 BRIAN 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

DAVID SCOTT WATSON  
NOTARY PUBLIC  
State of Alabama - State at Large  
My Commission Expires July 16, 2022

*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

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

Property Address 1142 Dearing Downs Dr  
Helena AL 35080

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



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

*Allen S. Bayl*

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Assessments  
☐ Closing Statement

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 3/24/2021

Print Christiana Johnson  
Sign *[Signature]*  
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)