

Send tax notice to:
Candy Setzer
188 1st Avenue
Shelby, AL 35143

This instrument prepared by:
Stewart & Associates, P.C. / S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

1/2 value

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid to the undersigned, **Candy Setzer, an unmarried woman and Shelby Setzer, an unmarried woman** (hereinafter referred to as "Grantors"), by **Candy Setzer** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 1, 2 and 3, of Block 8, according to the map and survey of Pine Grove Camp, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, at Page 8 and Page 24. Situated in Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.

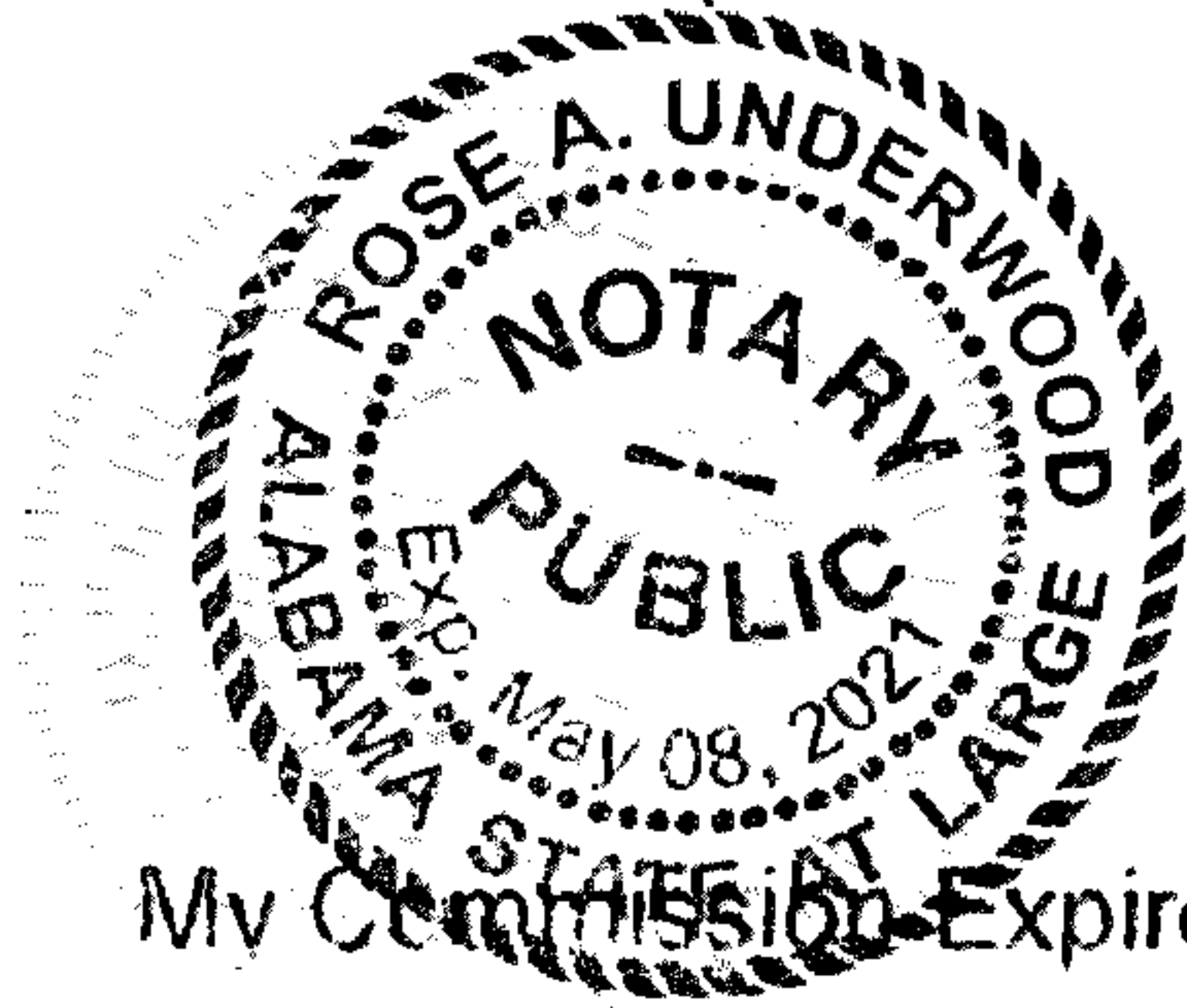
Candy Setzer is one and the same person as Candy Carlisle Cable.

Shelby Setzer is one and the same person as Shelby Elizabeth Setzer.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 30
day of March, 2020.



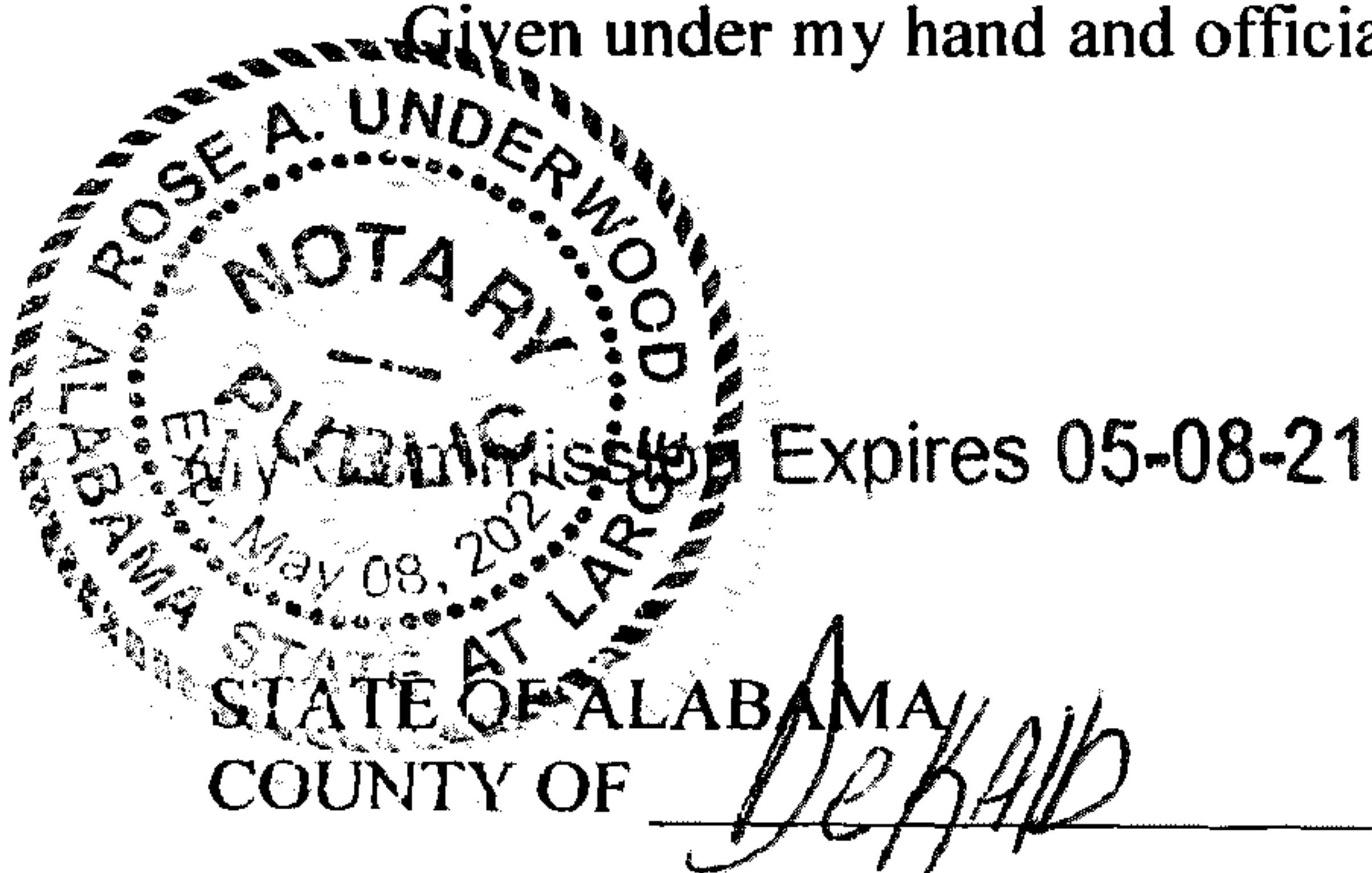
Candy Setzer
Candy Setzer

Shelby Setzer
Shelby Setzer

STATE OF ALABAMA
COUNTY OF DeKalb

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Candy Setzer**, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of March, 2020.



Rose A Underwood
Notary Public
Print Name:
Commission Expires:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Shelby Setzer**, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of March, 2020.

Rose A Underwood
Notary Public
Print Name:
Commission Expires:

Real Estate Sales Validation Form

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

Grantor's Name Candy Setzer Grantee's Name Candy Setzer
 Mailing Address Shelby Setzer Mailing Address 1150 Co. Rd. 515
1600 Co Rd 570 Rainsville, AL 35986
 Property Address 188 1st Avenue Date of Sale March 30, 2020
Shelby, AL 35143 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ \$73,400.00 1/2 \$36,700.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor's Value Under
☐ Closing Statement Parcel # 33-1-12-4-005-005.000

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 3/30/2020 Print Kenneth B. Stohr
 Unattested Sign _____
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/13/2020 08:20:31 AM
 \$67.00 CHERRY
 20200413000142110

Allen S. Bayl