

Send tax notice to:  
Thelma Jean Fortner  
188 1<sup>st</sup> Avenue  
Shelby, Alabama 35143  
PEL2000132

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

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Eighty Thousand and 00/100 Dollars (\$80,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Candy Setzer, an unmarried woman**, whose mailing address is:

1150 County Road 515 Rainsville, AL 35986  
(hereinafter referred to as "Grantor"), by **Thelma Jean Fortner** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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.  
MINING AND MINERAL RIGHTS EXCEPTED.

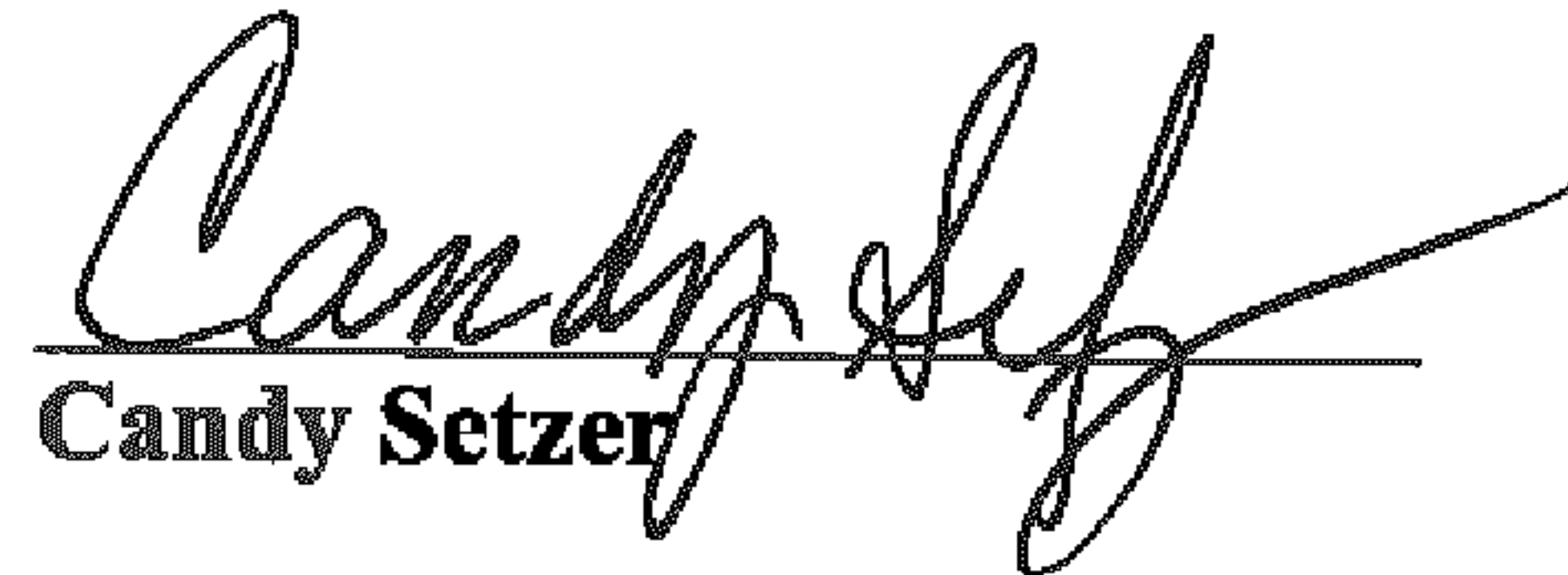
**\$77,330.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

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

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

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

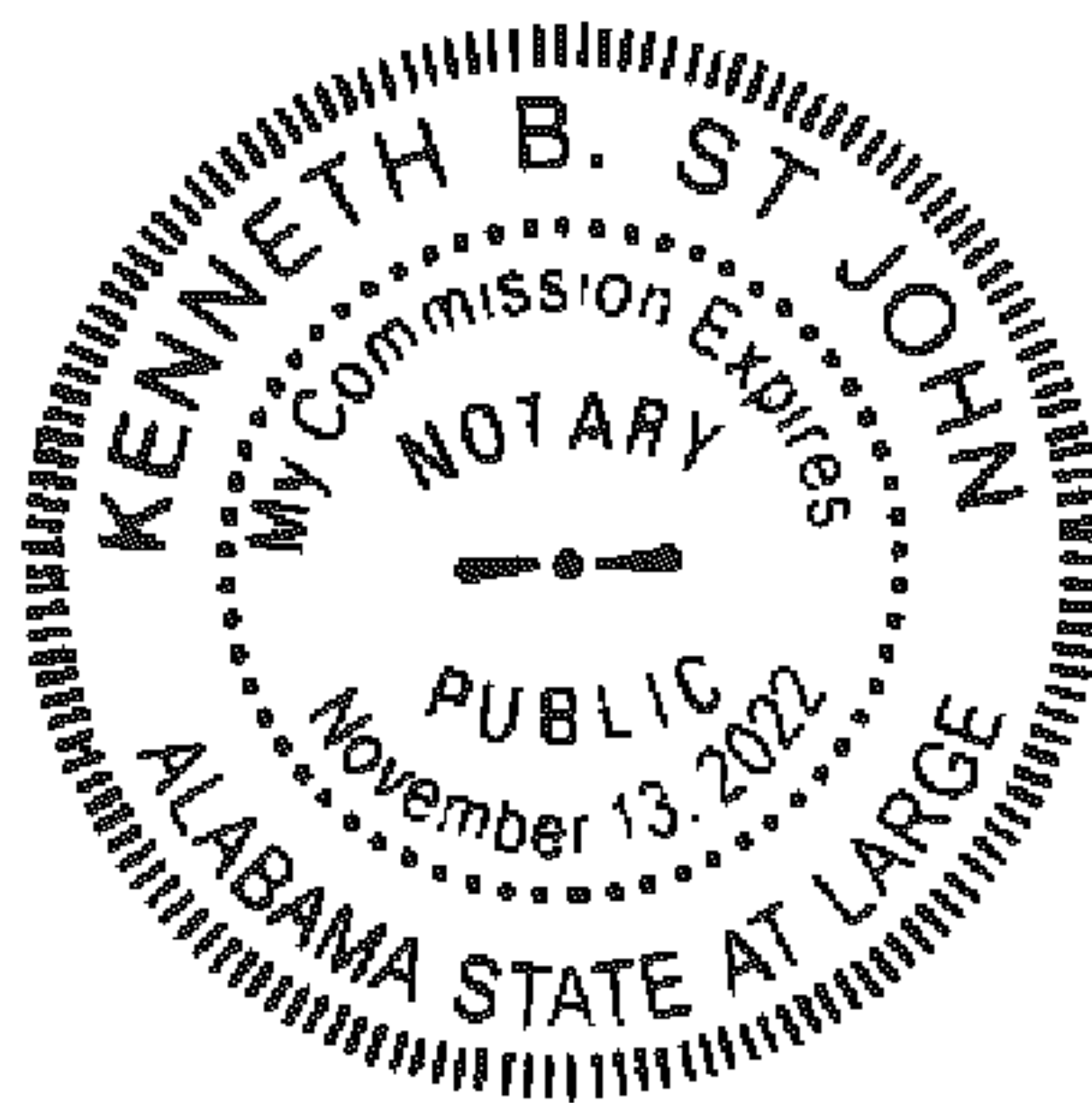
IN WITNESS WHEREOF, Grantor has set her signature and seal on this, the 10<sup>th</sup> day of April, 2020.

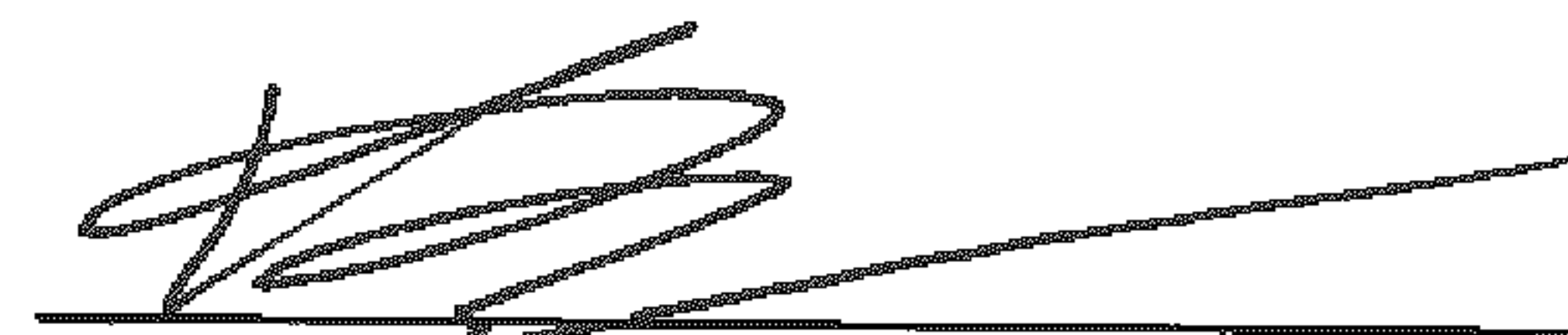
  
Candy Setzer

STATE OF ALABAMA  
COUNTY OF SHELBY

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 10<sup>th</sup> day of April, 2020.



  
Notary Public  
Print Name: Kenneth B. St. John  
Commission Expires: 11-13-2022

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

<b>Grantor's Name</b>	<u>Candy Setzer</u>	<b>Grantee's Name</b>	<u>Thelma Jean Fortner</u>
<b>Mailing Address</b>	<u>1150 County Road 515</u>	<b>Mailing Address</b>	<u>188 1st Ave</u>
	<u>Rainsville, AL 35986</u>		<u>Shelby AL 35143</u>
<b>Property Address</b>	<u>188 1st Ave</u>	<b>Date of Sale</b>	<u>4/10/2020</u>
	<u>Shelby AL 35143</u>	<b>Total Purchase Price</b>	<u>\$ 80,000</u>
		or	
		<b>Actual Value</b>	<u>\$</u>
		or	
		<b>Assessor's Market Value</b>	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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

4/13/2020Print Skyler Murphy

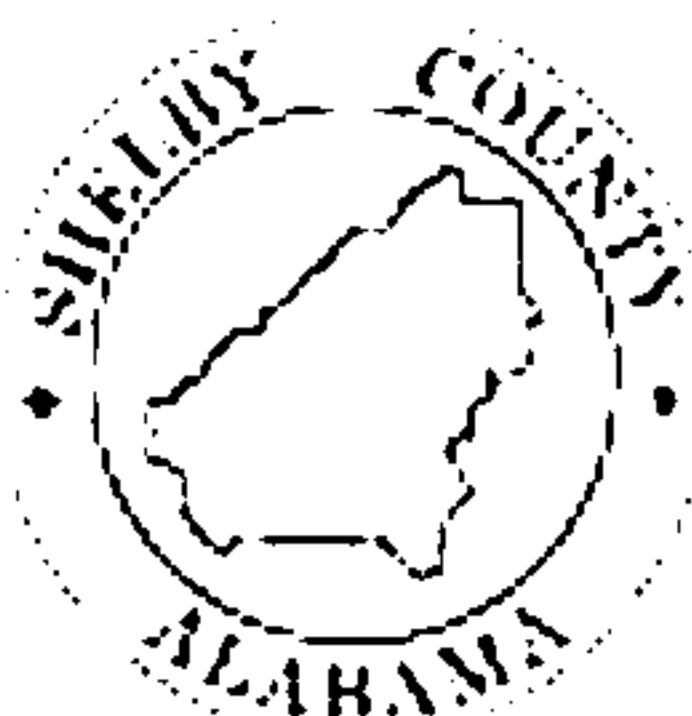
Unattested

Sign

[Signature]

(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  
 04/14/2020 09:27:59 AM  
 \$31.00 MIST  
 20200414000144600

Allen S. Bevil