



20200519000199280 1/3 \$169.00
Shelby Cnty Judge of Probate, AL
05/19/2020 01:50:11 PM FILED/CERT

This document prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law LLC
304 Canyon Park Drive

(Description furnished by Grantor. No
survey examined and no title examination
made by this attorney)
Source of Title: 20171212000443620,
recorded 12/12/2017, Judge of Probate,
Shelby County, Alabama.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THERE PRESENTS, that, For and in consideration of the sum of
Ten (\$10.00) Dollars, cash in hand paid, love and affection, and other good and valuable
consideration, the receipt and sufficiency of which is hereby acknowledged, we, **DEBORA JEAN
CANADA**, an unmarried woman, herein referred to as GRANTOR, and **MARY ANNE GUINED**,
an unmarried woman, hereinafter referred to as GRANTOR of her life estate, do hereby grant,
bargain, sell, convey, and warrant unto, **HAVENVIEW, LLC**, hereinafter referred to as
GRANTEE, the following described property situated in Shelby County, Alabama, to-wit:

Commence on the SE corner of Section 13, Township 20 South, Range 3 West; thence run
North along East line of said Section 13, a distance of 565.23 feet to the point of beginning;
thence continue North along the East line of said section a distance of 424.77 feet; thence
turn an angle of 88 deg. 30 min. to the left and run a distance of 93.57 feet; thence turn an
angle of 74 deg. 38 min. to the left and run a distance of 442.14 feet; thence turn an angle of
105 deg. 49 min. to the left and run a distance of 221.82 feet to the point of beginning.
Situated in the SE ¼ of the SE ¼ of Section 13, Township 20 South, Range 3 West, Shelby
County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Rights claimed under the pipeline easements to
Plantation Pipe Line Company as show by deed recorded in Deed Book 112, Page 328 and
Deed Book 252, Page 603; (3) Rights claimed by Alabama Power Co. under the following
transmission line permits recorded in Deed Book 127, Page 378 and Deed Book 232, Page
713; (4) Rights claimed by Shelby County under the public road right of way deed recorded
in Deed Book 231, Page 185.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 28th day of April, 2020.

Debora Jean Canada (L.S.)
DEBORA JEAN CANADA
Mary Anne Guined (L.S.)
MARY ANNE GUINED

STATE OF ALABAMA)
SHELBY COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **DEBORA JEAN CANADA**, an unmarried woman, and **MARY ANNE GUINED**, an unmarried woman, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of April, 2020.

Amy R. Milling
Notary Public
My commission expires: **AMY R. MILLING**
My Commission Expires
September 5, 2021

Send tax notices to:
Havenvue, LLC
c/o Ms. Debora Jean Canada
1068 7th Avenue SW
Alabaster, AL 35007

Real Estate Sales Validation Form

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This Document must be filed in accordance with Code of Alabama 1975, § 40-22-1 (h).

Grantor's Name Debora Jean Canada, Grantor,
Mailing Address & Mary Anne Guined, as Grantor
of her life estate, 1269 Haven-
view Dr., Pelham, AL 35124

Grantee's Name Havenview LLC
Mailing Address C/o Debora Jean Canada
1269 Havenview Drive
Pelham, AL 35124

Property Address 1269 Havenview Drive
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 140,780.00

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 Shelby County (AL) Tax Assessor's Office

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 4/28/2020

Print Debora Jean Canada

Unattested

Sign Debora Jean Canada

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1