

SEND TAX NOTICE TO:
Courtney L. Tinsley
178 Creekstone Trail
Calera, AL 35040

20200601000217900

06/01/2020 12:15:30 PM

DEEDS 1/3

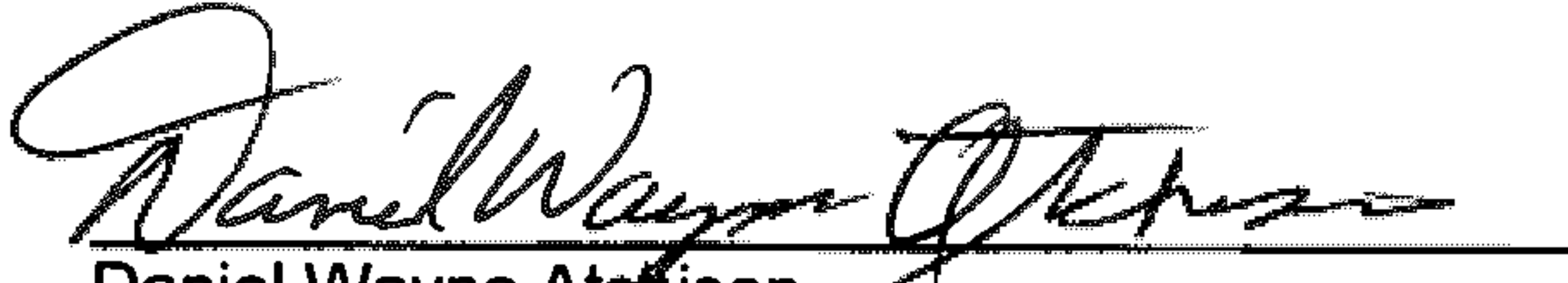
Lot 209, according to the Final Plat of Stonecreek, Phase I, as recorded in Map Book 32, Page 79 and rerecorded in Map Book 32, Page 92, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$151,515.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 29th day of May, 2020.

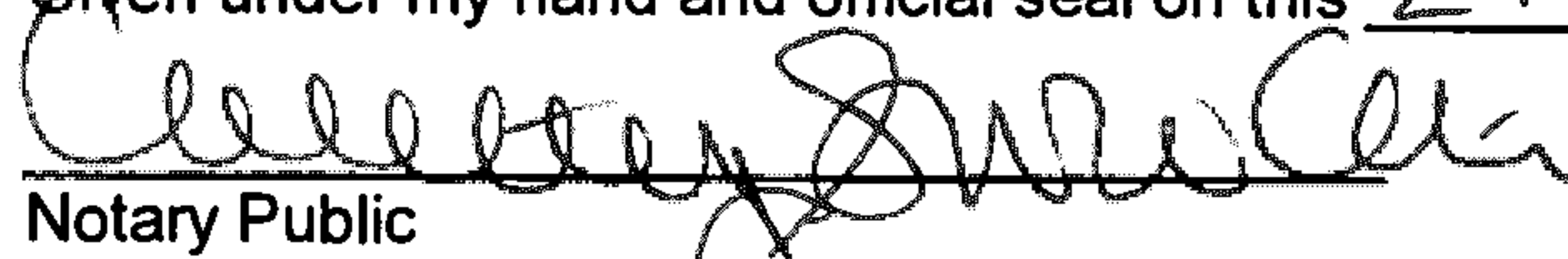

Daniel Wayne Atchison


Connie W. Atchison

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel Wayne Atchison and Connie W. Atchison 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 on this 29th day of May, 2020


Notary Public
My 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 Daniel Wayne Atchison and Connie W. Atchison Grantee's Name Courtney L. Tinsley

Mailing Address 178 Creekstone Trail
Calera, AL 35040

Mailing Address 178 Creekstone Trail
Calera, AL 35040

Property Address 178 Creekstone Trail
Calera, AL 35040

Date of Sale May 29, 2020
Total Purchase Price \$150,000.00

or
Actual Value \$

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:

☒ 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 - Daniel Wayne Atchison and Connie W. Atchison, 178 Creekstone Trail, Calera, AL 35040.

Grantee's name and mailing address - Courtney L. Tinsley, 178 Creekstone Trail, Calera, AL 35040.

Property address - 178 Creekstone Trail, Calera, AL 35040

Date of Sale - May 29, 2020.

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: May 29, 2020

Sign Courtney L. Tinsley
Agent



Validation Form

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2020 12:15:30 PM
\$29.00 JESSICA
20200601000217900

TS-2000544

Alvin S. Bayl