

NO TITLE OPINION REQUESTED, NONE RENDERED.
This instrument prepared by:

Brian E. Monroe
Attorney at Law
802 Shoney Drive, Suite E
Huntsville, AL 35801
(256) 384-6500
20-2010

20200624000258770
06/24/2020 11:38:45 AM
DEEDS 1/2

State of Alabama
County of Shelby

WARRANTY DEED

THIS INDENTURE made and entered into on this 18th day of June, 2020, by and between Richard Grant and Rebecca Kilgore Grant, husband and wife, hereinafter referred to as Grantors, and Richard Grant and Rebecca Kilgore Grant, hereinafter referred to as Grantees.

WITNESSETH: That the Grantors, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand, paid this day by the Grantees, and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell, convey and confirm unto the said Grantees, as joint tenants, with right of survivorship, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in the County of Shelby, State of Alabama, more particularly described as follows, to-wit:

Lot 1A, according to the Resurvey of Lot 1, Stratford Place, Phase IV, as recorded in Map Book 16, Page 136, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantees.

GRANTORS do hereby covenant with and represent unto the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of the real estate above described; that the same is free of all liens and encumbrances except ad valorem taxes for the tax year of conveyance, easements, rights of way and restrictions of record; that they have a good and lawful right to sell and convey the same aforesaid; and that they, their heirs and assigns shall warrant and defend the title to same unto the said Grantees, their heirs and assigns, except as to said taxes, easements, rights of way and restrictions of record.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hand and seal on the day and year first above written.

Richard J. Grant (SEAL)
Richard Grant
Rebecca Kilgore Grant (SEAL)
Rebecca Kilgore Grant

State of Alabama } General Acknowledgment
County of Shelby

I, Sandy F. Johnson, a Notary Public in and for the said County, in said State, hereby certify that Richard Grant and Rebecca Kilgore Grant, 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 18th day of June, 2020.

Sandy F. Johnson
Notary Public, State of Alabama
Sandy F. Johnson
My Commission Expires: 01/22/2023



**20200624000258770 06/24/2020 11:38:45 AM DEEDS 2/2
Real Estate Sales Validation Form**

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

Grantor's Name	Richard Grant Rebecca Kilgore Grant	Grantee's Name	Richard Grant Rebecca Kilgore Grant
Mailing Address	<u>186 Stratford Circle</u> <u>Pelham, AL 35124</u>	Mailing Address	<u>186 Stratford Circle</u> <u>Pelham, AL 35124</u>
Property Address	<u>186 Stratford Circle</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>June 18, 2020</u>
		Total Purchase Price	_____
		or	
		Actual Value	_____
		or	
		Assessor's Market Value	<u>\$91,600.00</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 checked="" type="checkbox"/> Other Value is one-half Tax Appraised Value. Funds
<input type="checkbox"/> Closing Statement	advanced from mortgage simultaneously recorded to
	transfer one-half interest to Rebecca Kilgore Grant.

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 of 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 <u>June 18, 2020</u>	Print <u>Brian E. Monroe</u>
<input checked="" type="checkbox"/> Unattested	Sign <u></u>
_____ (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
06/24/2020 11:38:45 AM
\$26.00 CHARITY
20200624000258770

Allen S. Bayl