



20200724000310800 1/3 \$87.00
Shelby Cnty Judge of Probate, AL
07/24/2020 10:57:49 AM FILED/CERT

Shelby County, AL 07/24/2020
State of Alabama
Deed Tax: \$59.00

This instrument was prepared by:

Send tax notice to:

Candice J. Shockley, Esq.
Attorney at Law, LLC
140 Yeager Parkway
Pelham, Alabama 35124

Aslynn L. Ledbetter
310 17th Street
Calera, AL 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

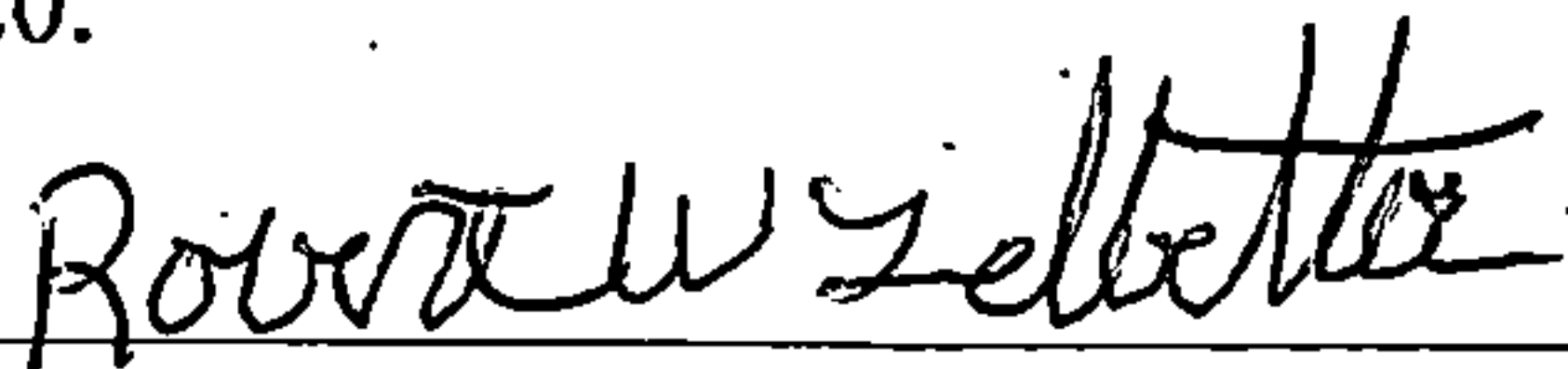
That for and in consideration of Ten Dollars and No/100 (\$10.00), the receipt of which is hereby acknowledged, I, Robert W. Ledbetter, a divorced man, (herein referred to as **GRANTOR**), do grant, bargain, sell and convey unto Ashlynn L. Ledbetter, a divorced woman, (herein referred to as **GRANTES**), the following described real estate, situated in Shelby County, Alabama, to wit:

**Lots 7 and 8, Block 89, Dunstan's Map of Calera, as Recorded
in the Office of the Judge of Probate of Shelby County, Alabama
and in the Office of the City Clerk in Calera, Alabama.**

**This Deed was prepared by information provided by the parties.
No Title Search or Survey has been performed.**

And subject to the foregoing, **GRANTOR** will warrant and forever defend the right and title to said bargained premises unto **GRANTEE** against the claims of all persons owning, holding or claiming by, through or under **GRANTOR**, which claims are based upon matters occurring subsequent to **GRANTOR'S** acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said **GRANTOR** have hereunto set their hands and seals this the 14th day of July, 2020.


ROBERT W. LEDBETTER
GRANTOR

TATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert W Ledbetter**, a divorced man, 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 conveyance he executed the same voluntarily on the day the same bears date.



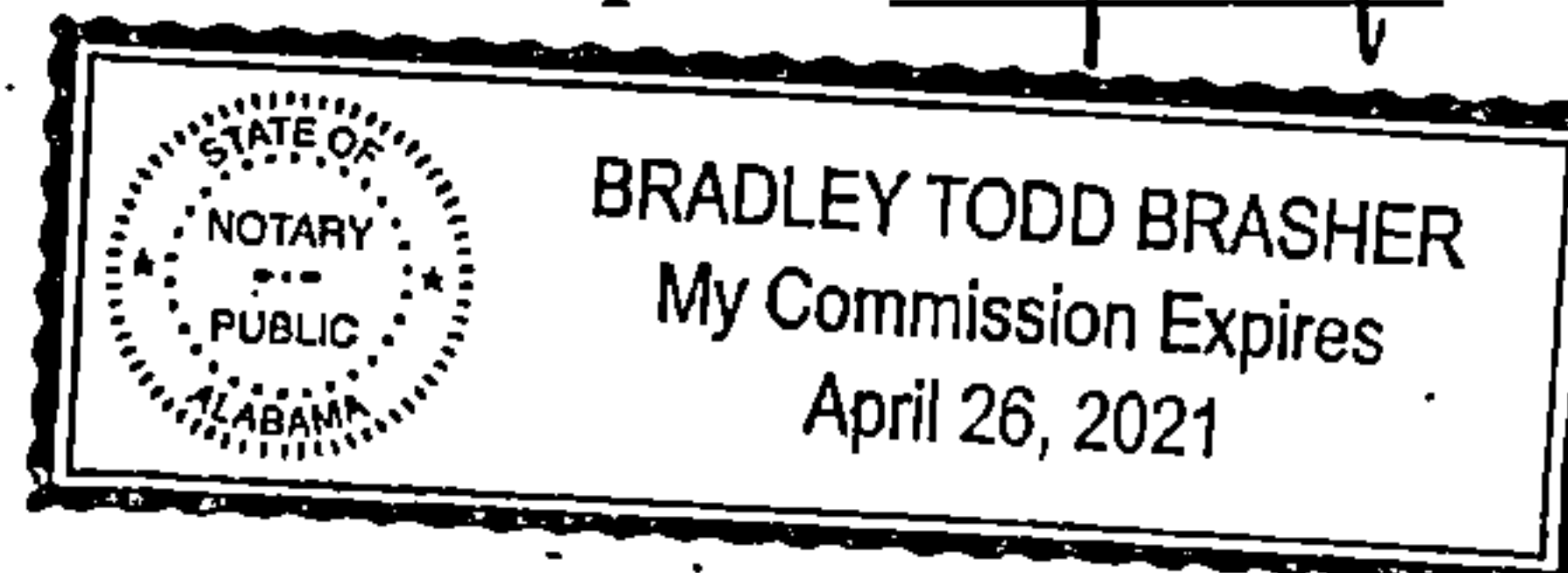
20200724000310800 2/3 \$87.00
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Given under my hand and official seal this the 14 day of July, 2020.

(SEAL)

NOTARY PUBLIC

My Commission Expires: 04/26/2021



Real Estate Sales Validation Form



20200724000310800 3/3 \$87.00
Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1.

Grantor's Name Robert Sedberry
Mailing Address 310 17th St.
Calera, AL 35040

Grantee's Name Ashlynn L. Ledbetter
Mailing Address 310 17th St.
Calera, AL 35040

Property Address _____

Date of Sale July 14th
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 117,640 1/2 interest

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 Tax Assessor

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 7-24-20

Print Candice J. Shockley

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1