



20200819000360110 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
08/19/2020 12:07:04 PM FILED/CERT

This document prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law LLC
304 Canyon Park Drive
Pelham, AL 35124

Description furnished by Grantors. No
survey examined and no title examination
made by this attorney. Source of title:
Instr. No.: 20191114000422819, Shelby
County Probate Judge, Shelby County,
Alabama, 11/14/2019

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Twenty-Three Thousand Six Hundred Sixty-Six and No/100 (\$123,666.00) Dollars, cash in hand paid by the Grantees herein, the receipt and sufficiency of which is acknowledged, we, **Teresa Venz-Williamson**, an unmarried woman, **Pamela A. Venz**, a married woman, and **Susan D. Doss**, a married woman, herein referred to as Grantor, do hereby grant, bargain, sell, warrant and convey unto **Susan D. Doss**, hereinafter referred to as Grantee, all of their interest, to the following described property situated in Shelby County, Alabama, to-wit:

Lot 69, according to the Survey of Timber Park, Phase III, as recorded in Map Book 15, Page 11, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.

Subject To:

Advalorem taxes for the 2020 and subsequent years due and payable as of October 1 of each year and existing restrictions, easements, building lines, agreements and right of ways as same as filed for record.

This property is no part of the homestead of the Grantors.
Purchase money mortgage is being recorded simultaneously herewith.

TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantees, her heirs and assigns forever.

Grantors do hereby covenant with the said Grantee, her successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantors and that Grantors will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 18 day of AUGUST, 2020.


Teresa Venz-Williamson

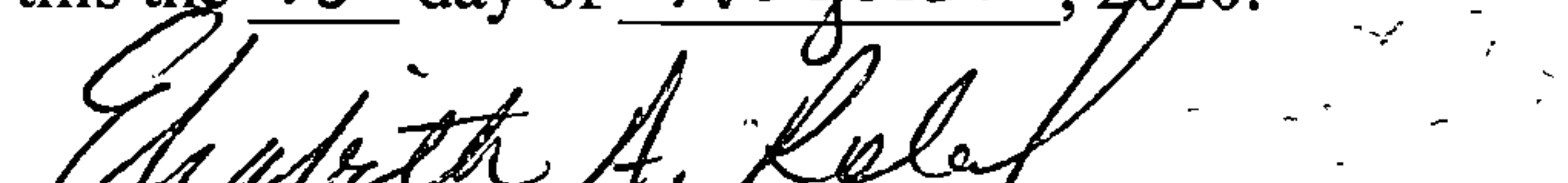

Pamela A. Venz


Susan D. Doss

STATE OF ALABAMA)
SHELBY COUNTY)

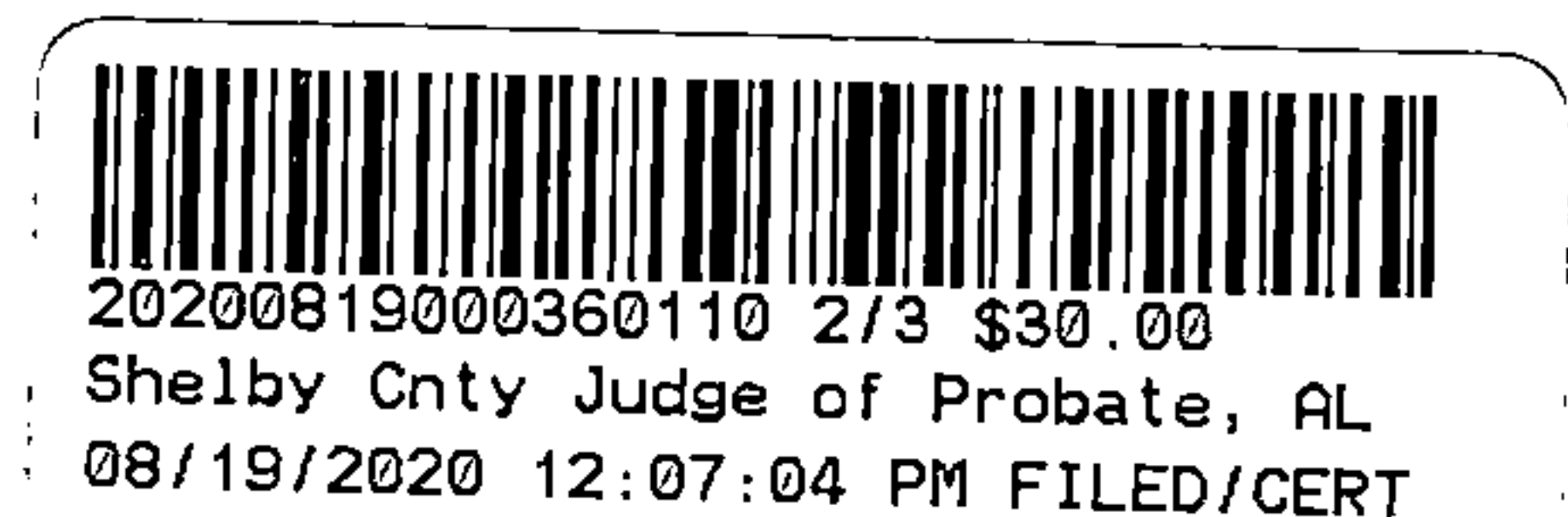
I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Teresa Venz-Williamson, Pamela A. Venz and Susan D. Doss**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents 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 August, 2020.


Notary Public

My commission expires: My Commission Expires:
May 22, 2022

Send tax notice to:
Susan D. Doss
1531 Timber Drive
Helena, AL 35080



Real Estate Sales Validation Form

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

Grantor's Name Teresa Venz-Williamson and
Mailing Address Pamela A Venz
1238 Buckhead Circle
Vestavia Hills, AL 35216

Grantee's Name Susan D. Doss
Mailing Address 1531 Timber Drive
Helena, AL 35080

Property Address 1531 Timber Drive
Helena, AL 35080

Date of Sale _____

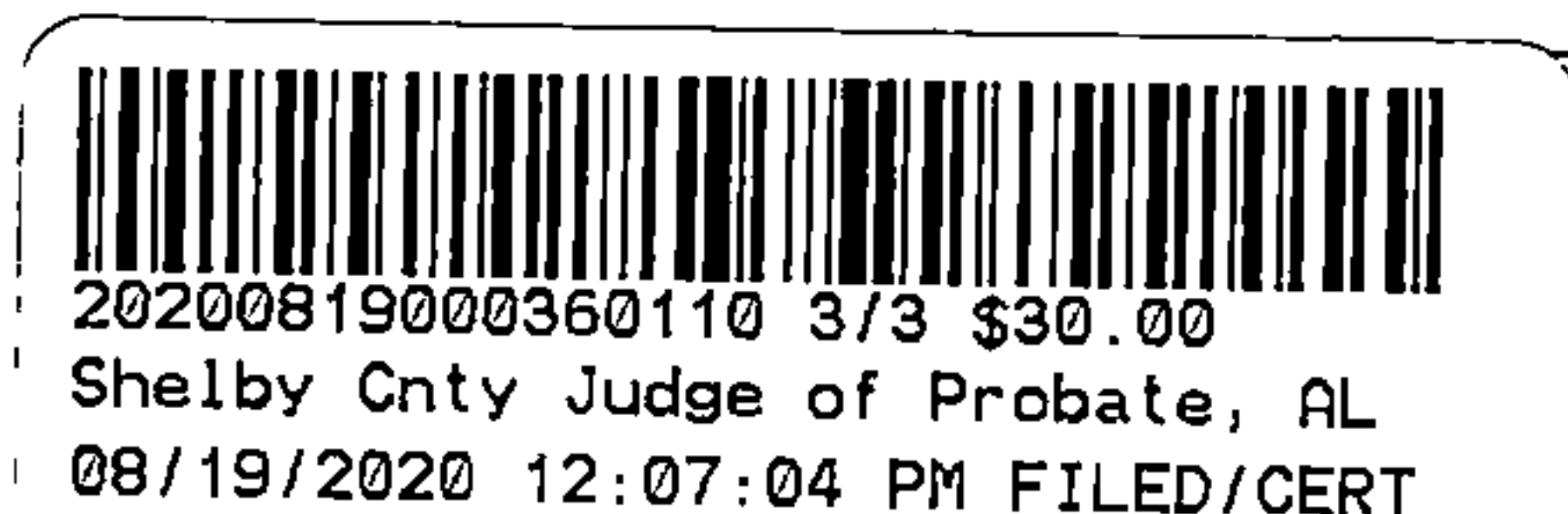
Total Purchase Price \$ 123,333.00

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 - 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 8-18-2020

Print TERESA VENZ-WILLIAMSON

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1