

20200908000399220
09/08/2020 01:46:10 PM
DEEDS 1/3

SEND TAX NOTICES TO:
Marie V. Ulysse
13732 172nd Street
Jamaica, NY 11434-4508

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Five Hundred and no/100 Dollar (\$500.00) and other good and valuable consideration to the undersigned grantor, in hand paid by the grantees herein, the receipt of which is hereby acknowledged, **Marie V. Ulysse, an unmarried woman** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **Marie V. Ulysse, an unmarried woman and Diann J. Pierre, an unmarried woman** (herein referred to as "Grantees") as joint tenants with rights of survivorship, her interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 1, according to the Survey of Cameron Woods, as recorded in Map Book 23, Page 106 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record, taxes for 2020 and subsequent years not yet due and payable.

TO HAVE AND TO HOLD the described premises to Grantee, their heirs, executors, successors and assigns forever.

AND THE GRANTOR does for her heirs, executors, successors and assigns, covenant with said Grantees, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that it is free from all encumbrances, unless otherwise noted above, that Grantor has good title to sell and convey the same as aforesaid, and that Grantor will and her heirs, executors, successors and assigns shall warranty and defend same to said Grantees, their heirs, executors, successors and assigns forever, against the lawful claims of all persons claiming by or under the Grantor.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed on the 30 day of August, 2020.

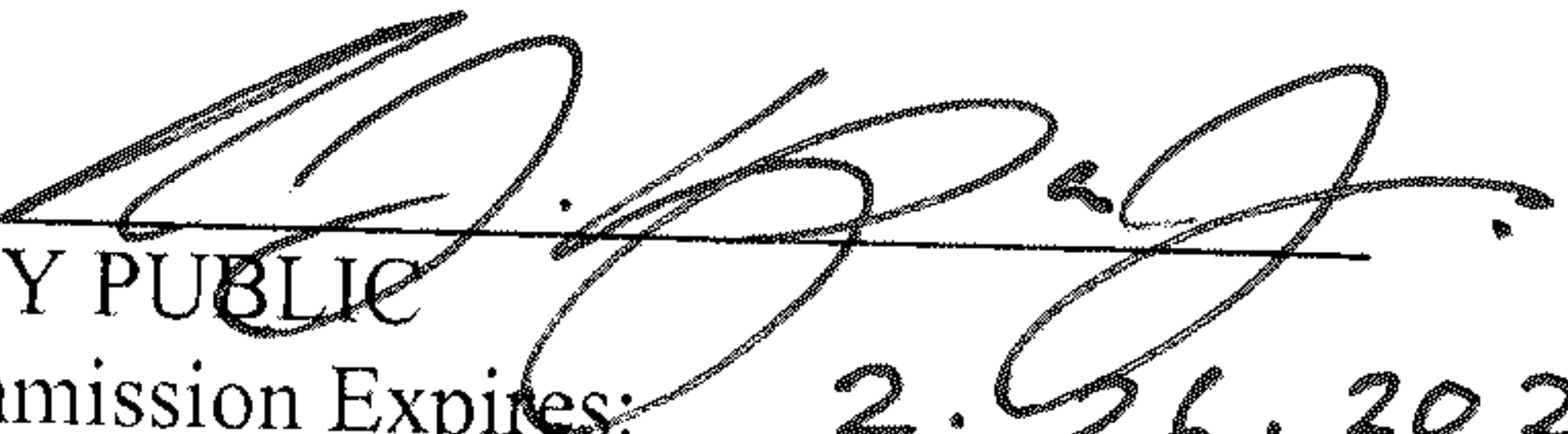

(GRANTOR) Marie V. Ulysse

STATE OF New York)
COUNTY OF Queens)

I, Okon Akpan, the undersigned, a Notary Public in and for said County, in said State, hereby state that Marie V. Ulysse, 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 this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of August, 2020.


NOTARY PUBLIC
My Commission Expires: 2.26.2023

OKON JAKPAN
Notary Public, State of New York
No.01AK6161518
Qualified in Nassau County
Commission Expires February 26, 2023

THIS INSTRUMENT PREPARED BY:

Yue Li, Attorney at Law
Law Office of Yue Li, LLC
1929 3rd Avenue North, Suite 200
Birmingham, Alabama 35203

The preparer of this instrument has prepared same with information provided by the Grantor and has not relied on a title search of the property; therefore, the Preparer makes no warranties or representations as to the status of the property conveyed herein.

Real Estate Sales Validation Form

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

Grantor's Name Marie v. Ulysse
Mailing Address 137-32 172nd St.
Jamaica, NY 11434

Grantee's Name Marie v. Ulysse + Diann J. Pie
Mailing Address 137-32 172nd Street
Jamaica, NY 11434

Property Address 101 Cameron Drive
Chelsea, AL 35043

20200908000399220

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Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 113,500

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 9/4/2020

Print Yue Li

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
(verified by)
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/08/2020 01:46:10 PM
\$141.50 JESSICA
20200908000399220

Alvin S. Beal