

This instrument was prepared by:

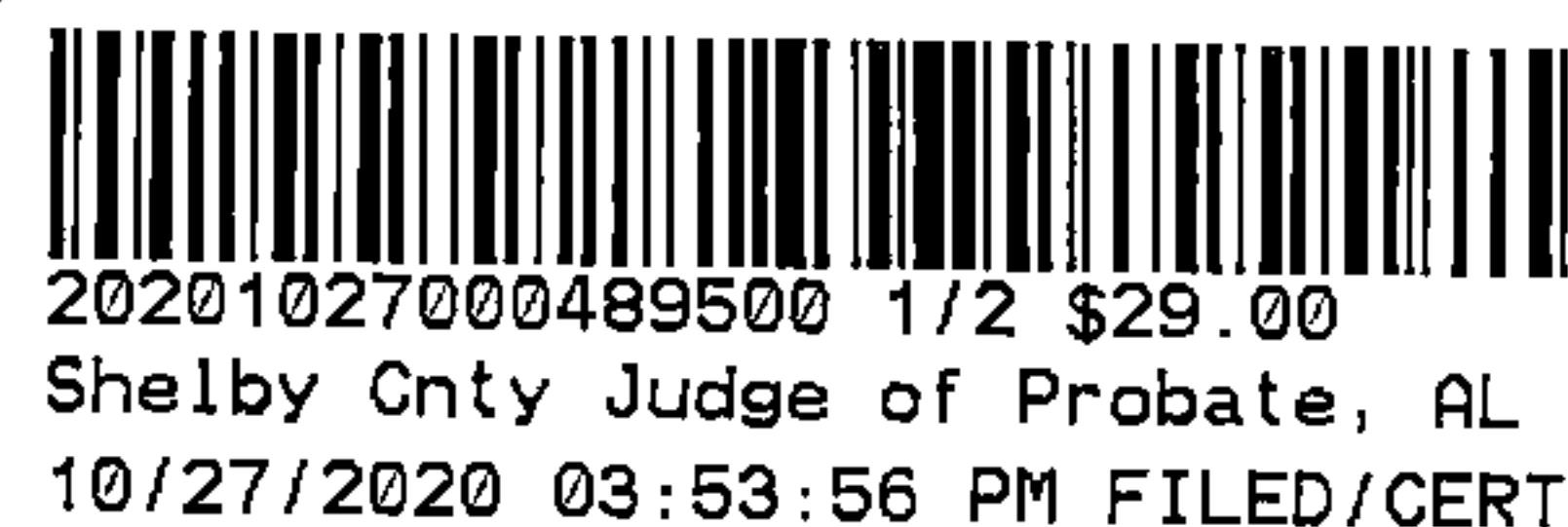
Robert L. Austin, Attorney at Law
120 Summit Parkway, Suite 106
Birmingham, AL 35209

Please Send Tax Notice to:

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF JEFFERSON



KNOW ALL MEN BY THESE PRESENTS, that in consideration of THREE THOUSAND NINE HUNDRED FIFTY & no/100 (\$3,950.00.) DOLLARS and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, we, Robert L. Austin, a married man and Tommy L. Thrasher, a single man (hereinafter referred to as Grantors), do grant, bargain, sell and convey unto **GLENDA A. ANDERSON**, , (hereinafter referred to as Grantee the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the southwest corner of Lot 8 of Word's Addition to Calera and run thence N 65 deg 45' 51" E along the southerly line of said Lot 8 of Word's Addition to Calera a distance of 259.40' to a property corner; Thence run S 67 deg 39' 25" E a distance of 26.85' to a property corner; Thence run S 65 deg 56' 30" W a distance of 81.58' to a property corner and the point of beginning of the property being described herein; Thence run N 11 deg 07' 36" a distance of 260.40' to a property corner; Thence run S 57deg 26' 00" E a distance of 30.03' to a property corner; Thence run S 07 deg 21' 56" E a distance of 238.78' to a property corner; Thence run S 65 deg 56' 30" W a distance of 6.21' to a property corner and the point of beginning, containing 3,532.0 square feet.

THE ABOVE DESCRIBED PROPERTY IS NOT AND HAS NEVER BEEN THE HOMESTEAD OF THE GRANTORS

Subject to:

1. Taxes for the year 2008 and all subsequent years which are not due and payable.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantee his, her, or their heirs and assigns forever.

And we do for ourselves, and for our heirs, executors and administrators covenant with said Grantee/s, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to said Grantee/s, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 19th day of November, 2008.

ROBERT L. AUSTIN

TOMMY L. THRASHER

STATE OF ALABAMA

JEFFERSON COUNTY

I, Tavia K Taylor the undersigned, a Notary Public in and for said County, in said state, hereby certify that **Robert L. Austin and Tommy L. Thrasher**, 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 they executed the same voluntarily on the day same bears date.

Given under my hand and seal this 19th day of November, in the year 2008.

Real Estate Sales Validation Form

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

Grantor's Name Robert Austin / Tommy Thrasher Grantee's Name Glenda Anderson
Mailing Address 120 Summit Pkwy Mailing Address 1910 16th St
Suite 106 Calera AL 35040
Birmingham AL 35209

Property Address Vacant lot Date of Sale 11-19-2008
Total Purchase Price \$ 39500
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

Shelby County, AL 10/27/2020
State of Alabama
Deed Tax: \$4.00

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 10-27-2020

Print Glenda Anderson

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20201027000489500 2/2 \$29.00
Shelby Cnty Judge of Probate, AL
10/27/2020 03:53:56 PM FILED/CERT