

20210105000006260
01/05/2021 01:43:42 PM
DEEDS 1/2

This Instrument was prepared by:
Harrelson Law Firm, LLC
Gregory D. Harrelson, Esq
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
James L. Vickery
Joan R. Vickery
163 Laurel Woods Dr
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of ONE HUNDRED FIFTY FIVE THOUSAND and 00/100 Dollars (\$155,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, David Paul Rollan, a single individual, (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto James L. Vickery and Joan R. Vickery, husband and wife, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Laurel Woods, as recorded in Map Book 16, Page 24, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2021 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

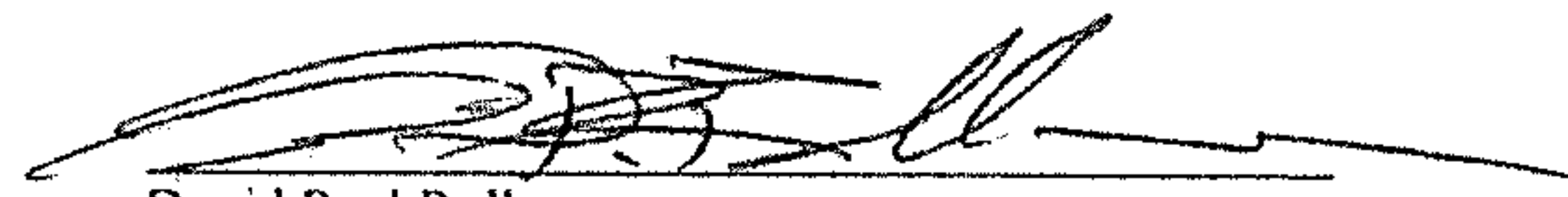
David Paul Rollan is the surviving Grantee of that deed recorded at Inst #20080306000092550.

(P) ~~\$89,000.00~~ ^{\$155,000.00} of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantor does for himself and for his executors, heirs and assigns covenant with the said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will, and his executors, heirs and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 22nd day of December, 2020.


David Paul Rollan

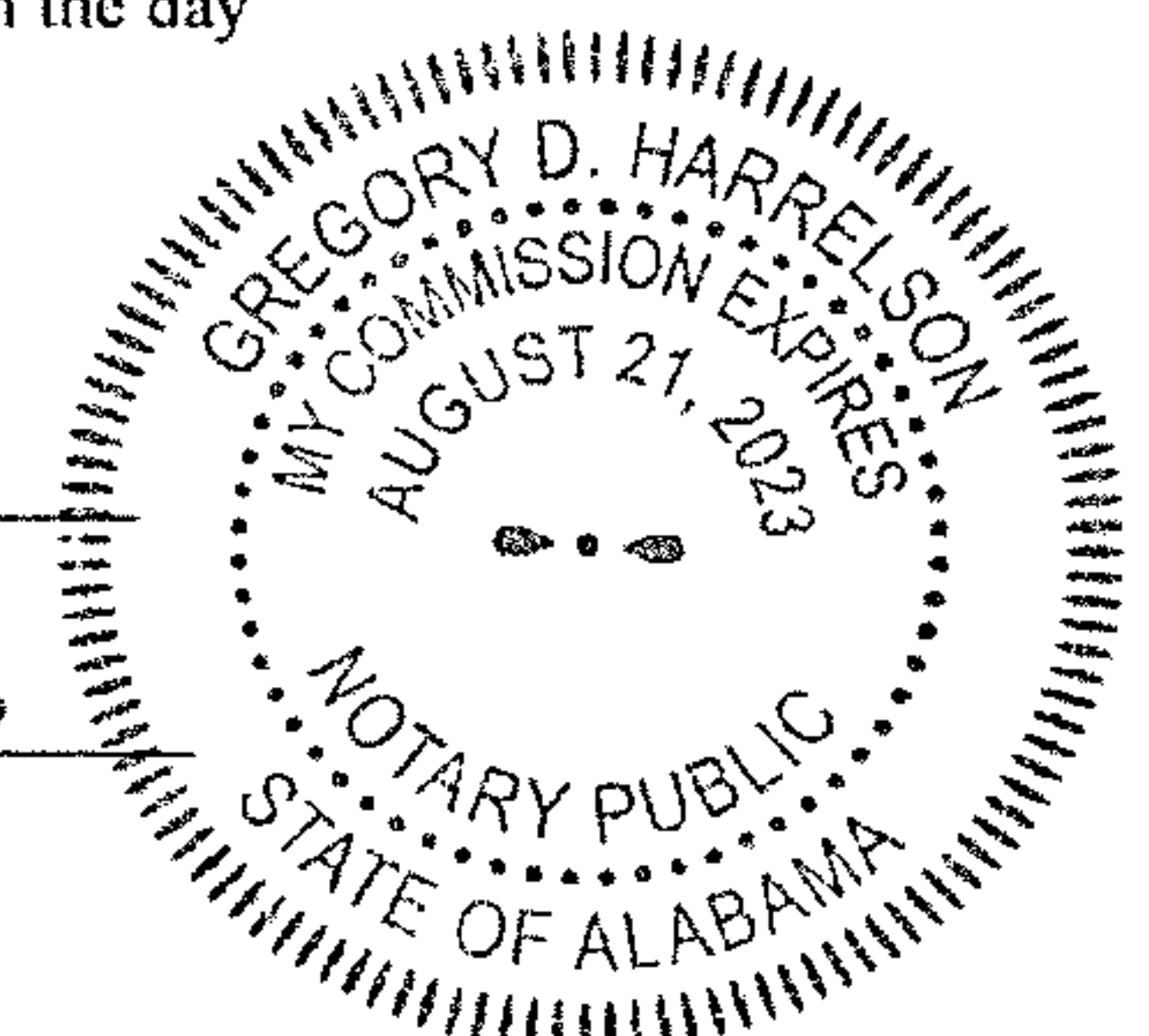
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David Paul Rollan, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22nd day of December, 2020.


NOTARY PUBLIC

My Commission Expires: 8-21-23





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2021 01:43:42 PM
\$26.00 JESSICA
20210105000006260

20210105000006260 01/05/2021 01:43:42 PM DEEDS 2/2

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name David Paul Rollan
Mailing Address 1937 River Ridge Rd
Helena, AL 35080

Grantee's Name James L vickery
Mailing Address Joan R Vickery
225 Quail Ridge Dr
Helena, AL 35080

Property Address 163 Laurel Woods Dr
Helena, AL 35080

Date of Sale 12/22/2020
Total Purchase Price \$ 155,000

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
☒ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other

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 _____

Print _____

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1