



20210201000052230 1/4 \$93.00
Shelby Cnty Judge of Probate, AL
02/01/2021 02:05:55 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:	SEND TAX NOTICE TO:
Johnny Phillip Gunter	Barbara Ann Gunter
4421 S Shades Crest Rd, Helena, AL 35022, USA	4421 S Shades Crest Rd, Helena, AL 35022, USA

Warranty Deed

STATE OF ALABAMA.

COUNTY OF

DATE: December 16, 2020

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$10.00, the receipt of which is hereby acknowledged, the undersigned Johnny Phillip Gunter, not married, of 4421 S Shades Crest Rd, Helena, AL 35022, USA, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, with general warranty covenants, unto Barbara Ann Gunter, not married, of 4421 S Shades Crest Rd, Helena, AL 35022, USA, (the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County County, Alabama:

BEG NE COR NW1/4 NW1/4 E27.96 S215 SW91.26 NW169.68 NE180.18 E12.5 TO
POB

Parcel Number 12 6 13 0 000 002.000.

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

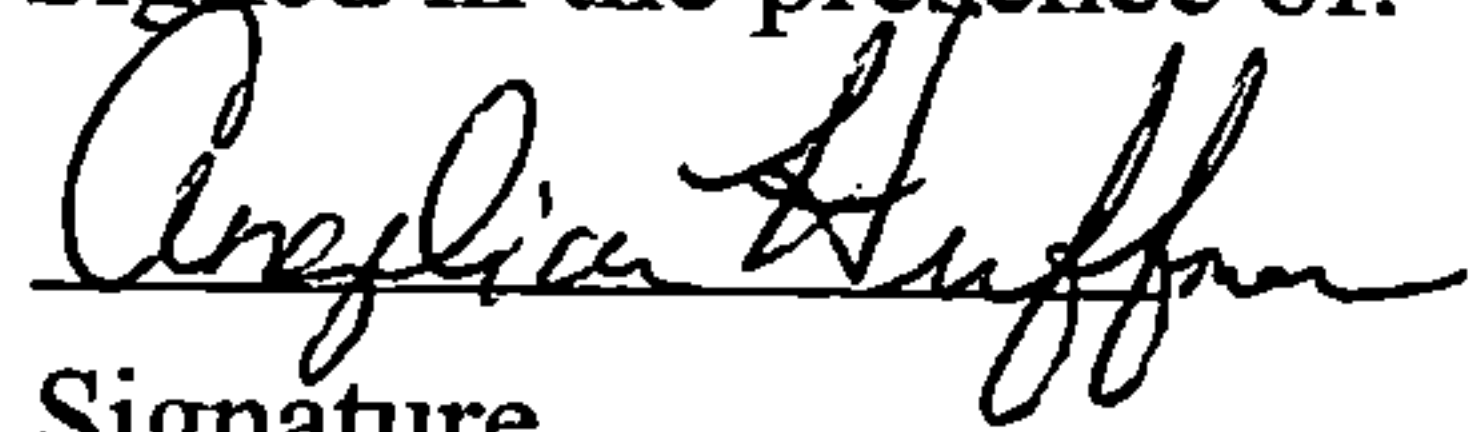
And the Grantor does, on behalf of itself and the Grantor's heirs, executors, and administrators covenant with the said Grantee and the Grantee's heirs and assigns, that the Grantor is lawfully

Due to Divorce

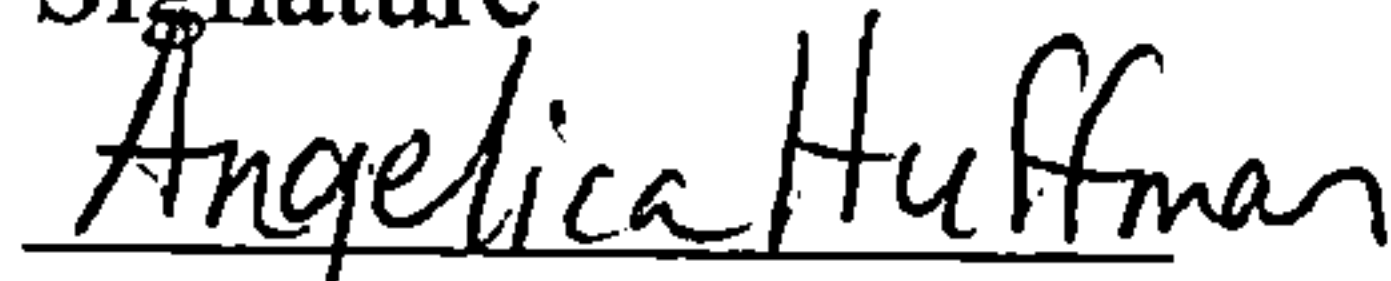
seized in fee simple of the said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the premises as aforesaid; that the Grantor and the Grantor's heirs, executors and administrators shall warrant and defend the premises to the said Grantees, their heirs and assigns forever, against all lawful claims whatsoever.

IN WITNESS WHEREOF the Grantor has signed and sealed this Warranty Deed the day and year above written.

Signed in the presence of:



Signature



Name


Johnny Phillip Gunter



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Grantor Acknowledgement

STATE OF ALABAMA

COUNTY OF Jefferson

I Angelica Huffman, a Notary Public in and for said County and State, hereby certify that Johnny Phillip Gunter, having signed this Warranty Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Warranty Deed voluntarily and with lawful authority.

Given under my hand this 16th day of December, 2020.

Angelica Huffman
Notary Public for the State of Alabama



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My commission expires: My Commission Expires 05/27/2024

Real Estate Sales Validation Form

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

Grantor's Name Johnny Phillip Gunter Grantee's Name Barbara Ann Gunter
 Mailing Address 309 Independence Ave Mailing Address 4421 So Shades Crest Rd
Alabaster, AL 35007 Helena, AL 35022

Property Address 4421 So Shades Crest Rd Date of Sale 12-16-20
Helena, AL 35022 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 124,000

Shelby County, AL 02/01/2021
 State of Alabama
 Deed Tax: \$62.00

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 Tax property
☐ 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. One half value = \$62000.00

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 2-1-21

Print Barbara Ann Gunter

Unattested

(verified by)

Sign Barbara Ann Gunter
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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