

When Recorded Mail to:
EQUITY NATIONAL TITLE
317 IRON HORSE WAY
PROVIDENCE, RI 02908

20210514000239170
05/14/2021 08:53:33 AM
DEEDS 1/3

Prepared By:
MARK A. PICKENS, P.C., ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 26101
BIRMINGHAM, AL 35260

Send Tax Messages To:
WILLIAM H. RIGBY, JR. AND SUSAN S. RIGBY
208 BELVEDERE DRIVE
BIRMINGHAM, AL 35242

This deed is exempt pursuant to (Alabama Code Section 40-22-1 (2) "Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.")

WARRANTY DEED

For good consideration, I (we) **WILLIAM H. RIGBY, ALSO KNOWN AS WILLIAM H. RIGBY, JR., AND SUSAN S. RIGBY, HUSBAND AND WIFE** whose mailing address is 208 BELVEDERE DRIVE, BIRMINGHAM, AL 35242, hereby bargain, deed and convey to **WILLIAM H. RIGBY, JR. AND SUSAN S. RIGBY, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is 208 BELVEDERE DRIVE, BIRMINGHAM, AL 35242, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

Lot 30, according to the Survey of Villa's Belvedere, as recorded in Map Book 29, Page 27, in the Probate Office of Shelby County, Alabama.

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

The purpose of this deed is correct the erroneous spelling of the title holders name as it is showing on previous recorded Warranty Deed recorded on May 18, 2005 in instrument no. 20050518000240840 in Shelby County, Alabama.

APN: 03 8 34 0 015 030.000

Property Address: 208 BELVEDERE DRIVE, BIRMINGHAM, AL 35242

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs , executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 8 day of MAY, 2021.

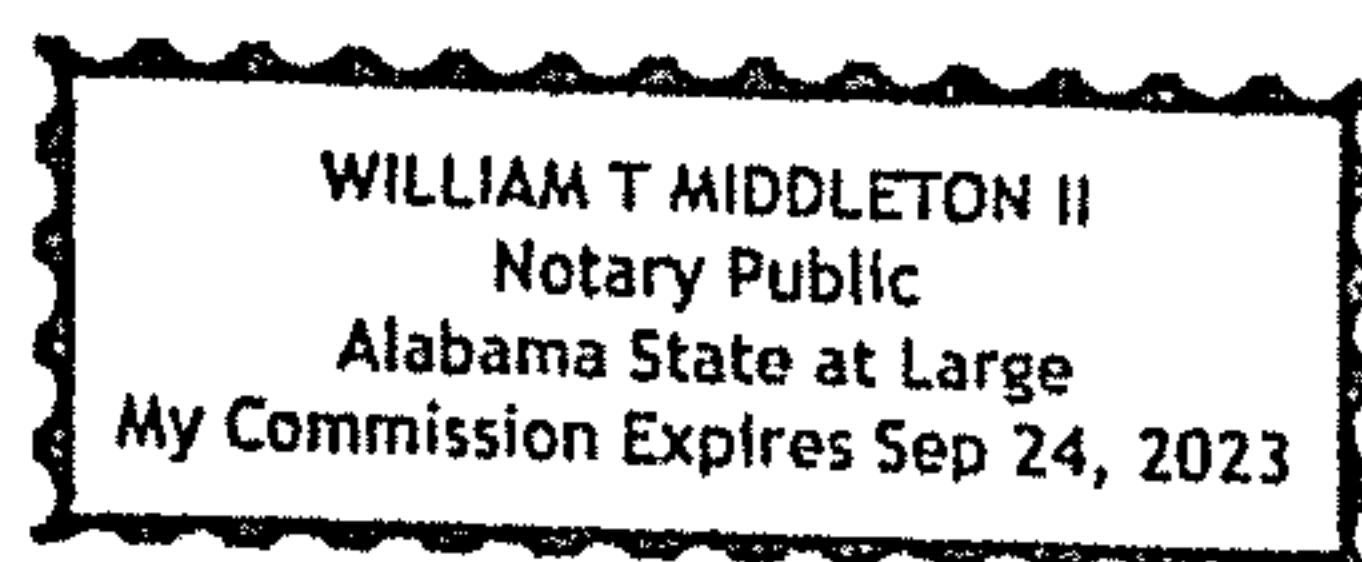
William H. Rigby AKA
William H. Rigby, Jr.
WILLIAM H. RIGBY, A/K/A
WILLIAM H. RIGBY, JR.

Susan S. Rigby
SUSAN S. RIGBY

STATE OF ALABAMA
COUNTY OF Shelby

} SS.

I, William T. Middleton II, a Notary Public, hereby certify that **WILLIAM H. RIGBY, A/K/A WILLIAM H. RIGBY, JR., AND SUSAN S. RIGBY**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 8 day of May, 2021.



William T. Middleton II
Notary Public
William T. Middleton II

Real Estate Sales Validation Form

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

Grantor's Name WILLIAM H RIGBY and SUSAN S RIGBY Grantee's Name William H. Rigby Jr and Susan S Rigby
 Mailing Address 208 Belvedere Drive Mailing Address 208 Belvedere Drive
Birmingham, AL Birmingham, AL
35242 35242

Property Address 208 BELVEDERE DR
BIRMINGHAM, AL 35242

Date of Sale 05/08/2021

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 278,200.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other TAX DATA WEBSITE

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 5/8/2021

Unattested

(verified by)

Print William H Rigby Jr and Susan S RigbySign [Signature] [Signature]
 (Grantor/Grantee/Owner/Agent) circle one Grantor

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/14/2021 08:53:33 AM
 \$30.00 CHERRY
 20210514000239170

Alicia S. Boyd

Form RT-1