



20210916000451930 1/3 \$63.00  
Shelby Cnty Judge of Probate, AL  
09/16/2021 11:09:27 AM FILED/CERT

This instrument was prepared without  
benefit of title evidence or survey by:

Grantee's address:  
4205 Hwy 61  
Columbiana, AL 35051

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

## **WARRANTY DEED**

### **STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-five Thousand and no/100 DOLLARS (\$35,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned James Walker Ingram, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Vera M. Poe (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

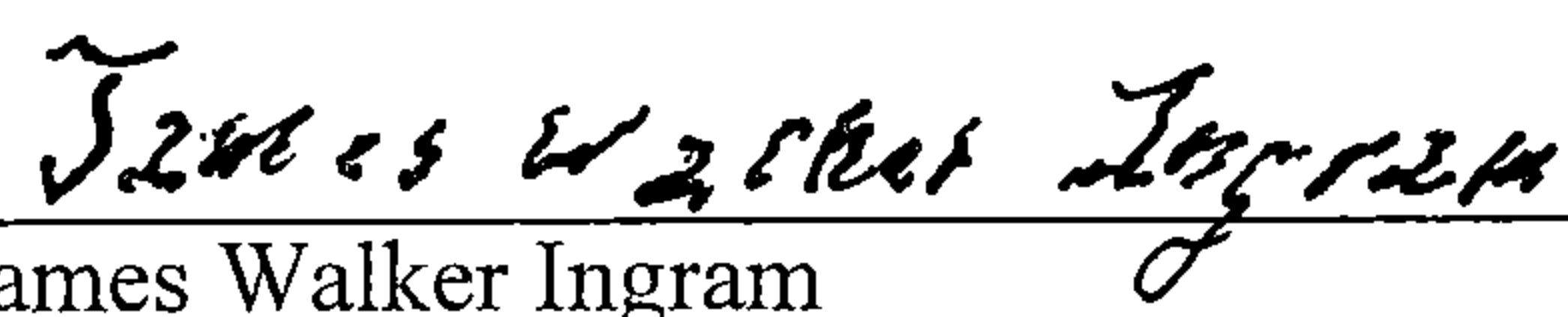
Lot 2, according to the survey of Bart's Subdivision, as recorded in Map Book 18, Page 133, in the Probate Office of Shelby County, Alabama

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

TO HAVE AND TO HOLD to the said GRANTEE and her heirs and assigns forever.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 20th day of January, 2014.

  
James Walker Ingram

Shelby County, AL 09/16/2021  
State of Alabama  
Deed Tax: \$35.00



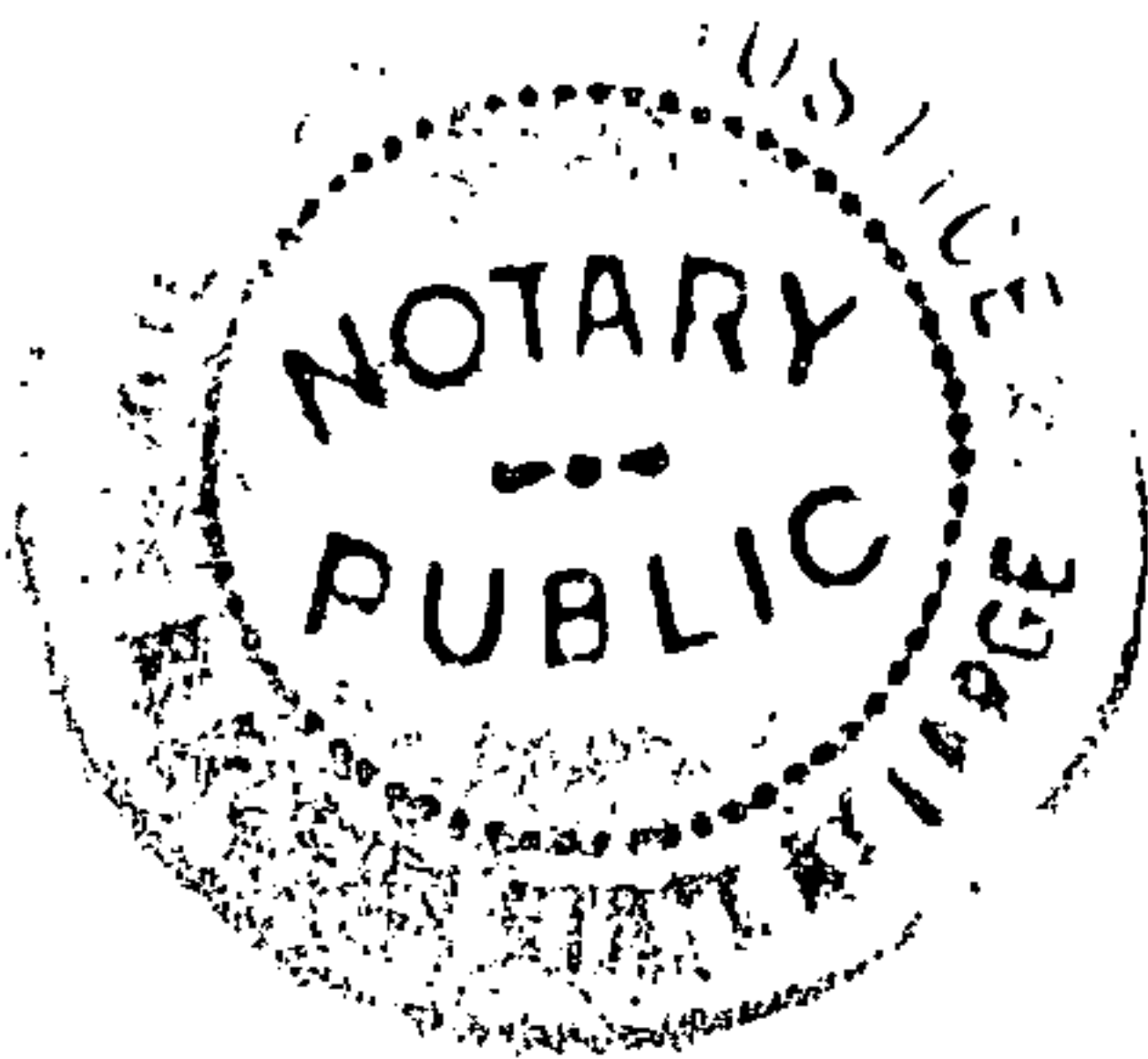
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STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Walker Ingram, whose name is signed to the foregoing conveyance, and who is 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 20th day of January, 2014.



William R. Justice  
Notary Public





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## Real Estate Sales Validation Form

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

Grantor's Name James Walker Ingram  
Mailing Address 4205 Hwy 61

Grantee's Name Vera M Poe  
Mailing Address 4205 Hwy 61

Property Address 4205 Hwy 61  
Columbia A13581

Date of Sale 1-20-14

Total Purchase Price \$ 35,000

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 Receipts

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 9-16-15

Print Sebrina Hertz

☐ Unattested

Sign

Sebrina Hertz

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1