



20211026000518350 1/2 \$101.50
Shelby Cnty Judge of Probate, AL
10/26/2021 09:46:34 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

)
)
)

CLERK'S DEED

Case No. DR 18-900652.01

KNOW ALL MEN BY THESE PRESENTS, That on February 11, 2021, the Honorable George Simpson Ordered the Shelby County Clerk to prepare a Clerk's Deed in order to transfer the property referenced below from Daren J. Leonard to Carol Leonard.

Now, therefore, I, Mary H. Harris as Clerk of the Circuit Court, Eighteenth Judicial Circuit of Alabama, by virtue of the authority in be vested by said Order of February 11, 2021, do hereby bargain, sell, and convey unto the said Carol Leonard all of Daren J. Leonard's right, title, interests, and claim(s) in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

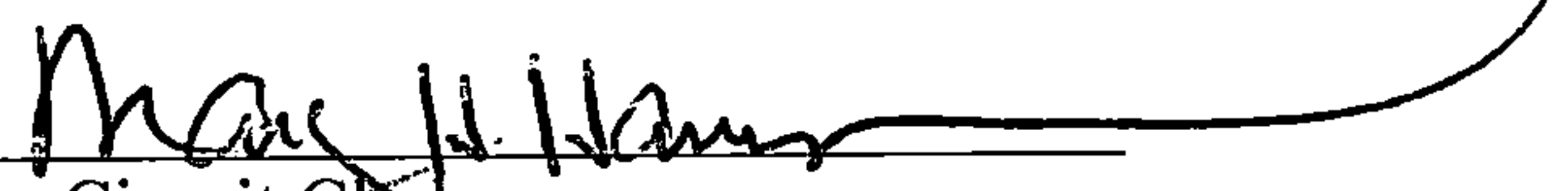
"Lot 8, according to the Survey of Royal Pines, as recorded in Map Book 11 Page 51, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama."

TO HAVE AND TO HOLD to said GRANTEE CAROL LEONARD, her heirs and assigns forever.

The undersigned executes this instrument in her said capacity as Clerk only and does not personally or individually warrant the title to said property.

In testimony whereof, I have hereunto set my hand and seal at office in the City of Colombiana, this date of:


Date: 10-21-2021


As Circuit Clerk
Eighteenth Judicial Circuit

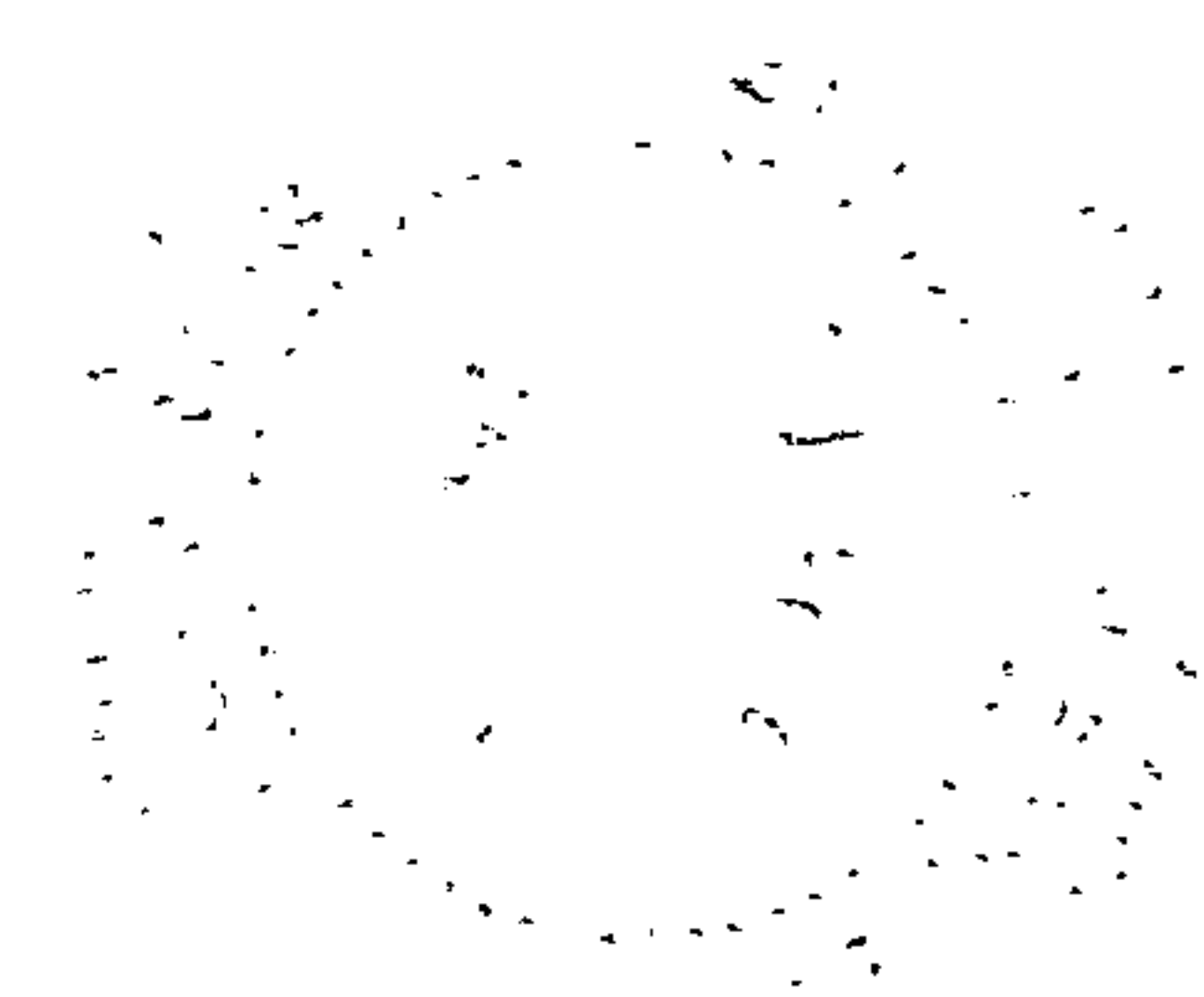
STATE OF ALABAMA)
SHELBY COUNTY)

I, Lisa Sallas, a Notary Public in and for said County, in said State, hereby certify that Mary H. Harris, who is known to me to be the Clerk of the Circuit Court, Eighteenth Judicial Circuit in said County, in said State, whose name as clerk of said court is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, than, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this date of: 10-21-2021


Notary Public

4-13-2025
Expires





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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 Daren Leonard
Mailing Address 3016 Longleaf Ln
Helena, AL 35080

Grantee's Name Carol Leonard
Mailing Address 3016 Longleaf Ln
Helena, AL 35080

Property Address 3016 Longleaf Ln
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 152,800

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 1/2 value \$ 76,400

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 10/26/2021

Print Carol Leonard

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1