



20211117000554740 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
11/17/2021 03:35:10 PM FILED/CERT

Prepared By:

Send Tax Notice to:
Betty Jean Shinn
1508 Radburn Road
Pelham, Alabama 3544

35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of TEN THOUSAND DOLLARS (\$10,000.00) and other good and valuable consideration paid in hand to ANITA A. ROPER, an unmarried woman (herein, called the "Grantor"), BETTY JEAN SHINN (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged the Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real property, together with all improvements thereon, situated in SHELBY County, Alabama (the "Property"), to-wit:

1312 8th Street SW, Alabaster, AL 35007 PARCEL #23 1 11 2 002 024.000 LOT 17, ACCORDING TO THE PROPERTY LINE MAP OF SILURIA MILLS, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, IN PLAT BOOK 5, PAGE 10.

And the Grantor does for herself, her heirs, executors, administrators, and assigns covenant with the Grantee, Betty Jean Shinn, heirs, executors, administrators and assigns (i) that the above-described real property is free and clear from all encumbrances whatsoever created by, from, through or under the Grantor, and (ii) that the Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto the Grantee, Betty Jean Shinn, heirs, executors, administrators, and assigns, against the lawful claims of all persons claiming by, through or under the Grantor.

This instrument was prepared without the benefit of title.

Shelby County, AL 11/17/2021
State of Alabama
Deed Tax: \$10.00

This property is the homestead of the Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents as of the 13th day of November, 2021.

GRANTOR:

Anita Roper
ANITA A. ROPER

WITNESS:

Janet Dockery
Janet Dockery

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that ANITA A. ROPER, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the within instrument, she, executed the same voluntarily on the day the same bears date.

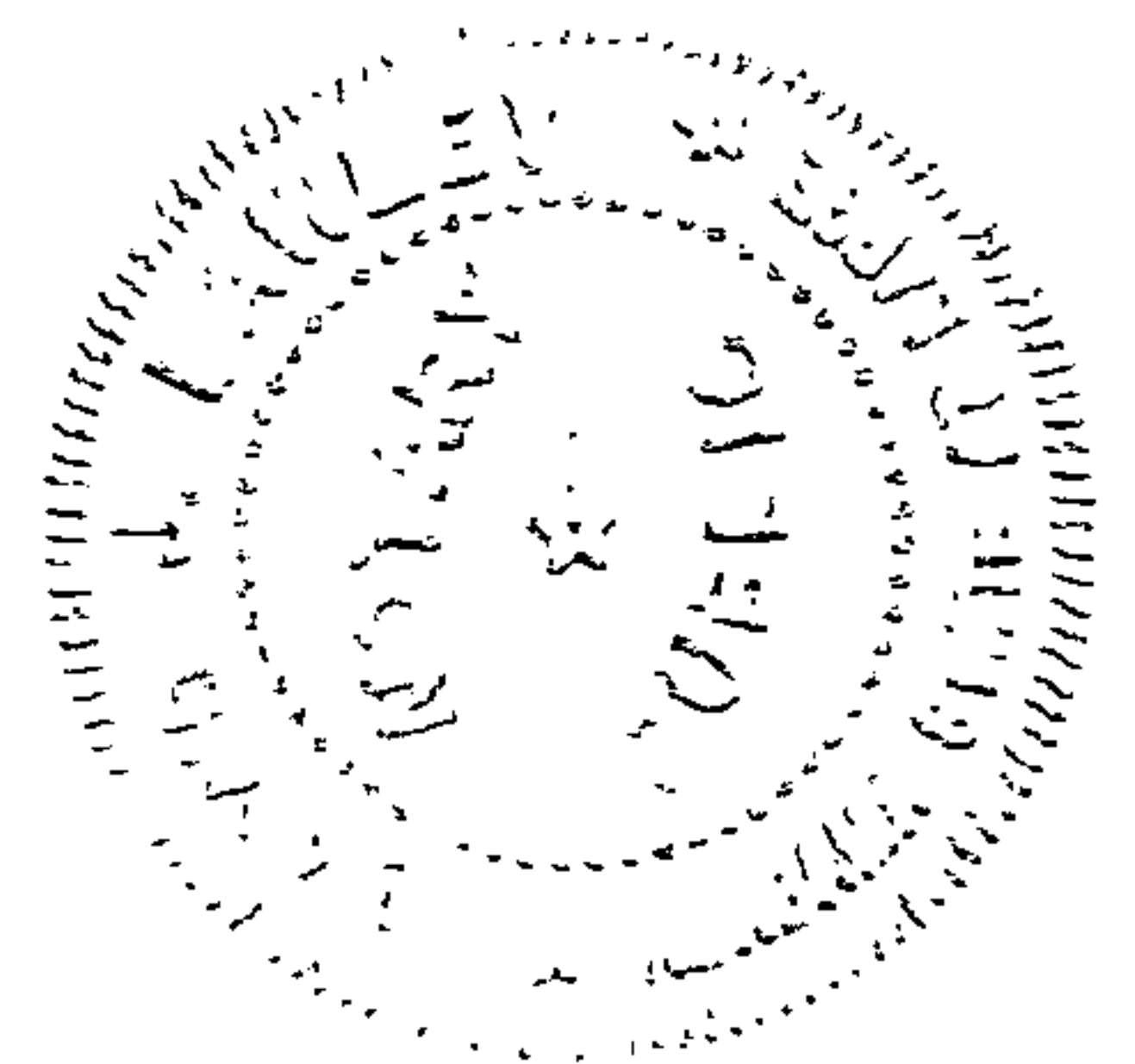
GIVEN under my hand and official seal of office, this 13th day of November, 2021.

Janet Roper
Notary Public

My Commission Expires 11/13/2022



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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

Anita A Roper
1312 8th Street SW
Alabaster, AL 35007

Grantee's Name

Betty Jean Shinn
1508 Radburn Road
Pelham, AL 35124

Property Address

1312 8th Street SW
Alabaster, AL 35007

Date of Sale

11/13/2021

Total Purchase Price \$

10,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other

☐ 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.

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 11/13/2021

Print

Betty Jean Shinn

Sign

Betty Jean Shinn

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1