

STATE OF ALABAMA)
SHELBY COUNTY)

20211229000610360 1/2 \$210.50
Shelby Cnty Judge of Probate, AL
12/29/2021 08:47:50 AM FILED/CERT

CLERK'S DEED

Case Number: DR 2021-900257

WHEREAS, on December 28, 2021, in case number DR-2021-900257 in the matter of **DEBRA ANN FOWLER-SANDFORD** Plaintiff v. **JEFFREY DAVID SANDFORD** Defendant, in the Circuit Court of Shelby County, Alabama, an Order was rendered instructing and directing the undersigned to convey the hereinafter described property to the grantee herein named.


NOW, THEREFORE, I, MARY H. HARRIS, Clerk of the Circuit Court of Shelby County, Columbiana, Alabama, by virtue of the authority in me vested by said order of December 28, 2021, and by these presents, do hereby grant and convey into the said **DEBRA ANN FOWLER-SANDFORD**, all right, title and interest of **JEFFREY DAVID SANDFORD**, in and to the following described property, to wit:

*According to the Map and Survey of Windwood Circle, Residential Subdivision, as recorded in Map Book 6, Page 154, in the Office of the Judge of Probate of Shelby County, Alabama.
Lot 2 & 3*

Title not examined by preparer. This instrument has been prepared by information provided by the Grantor.

TO HAVE AND TO HOLD the aforesaid premises to the said **DEBRA ANN FOWLER-SANDFORD**, her heirs and assigns forever.


IN TESTIMONY WHEREOF, I have hereunto set my hand and seal at office in the City of Columbiana, Alabama this 29 day of December, 2021.

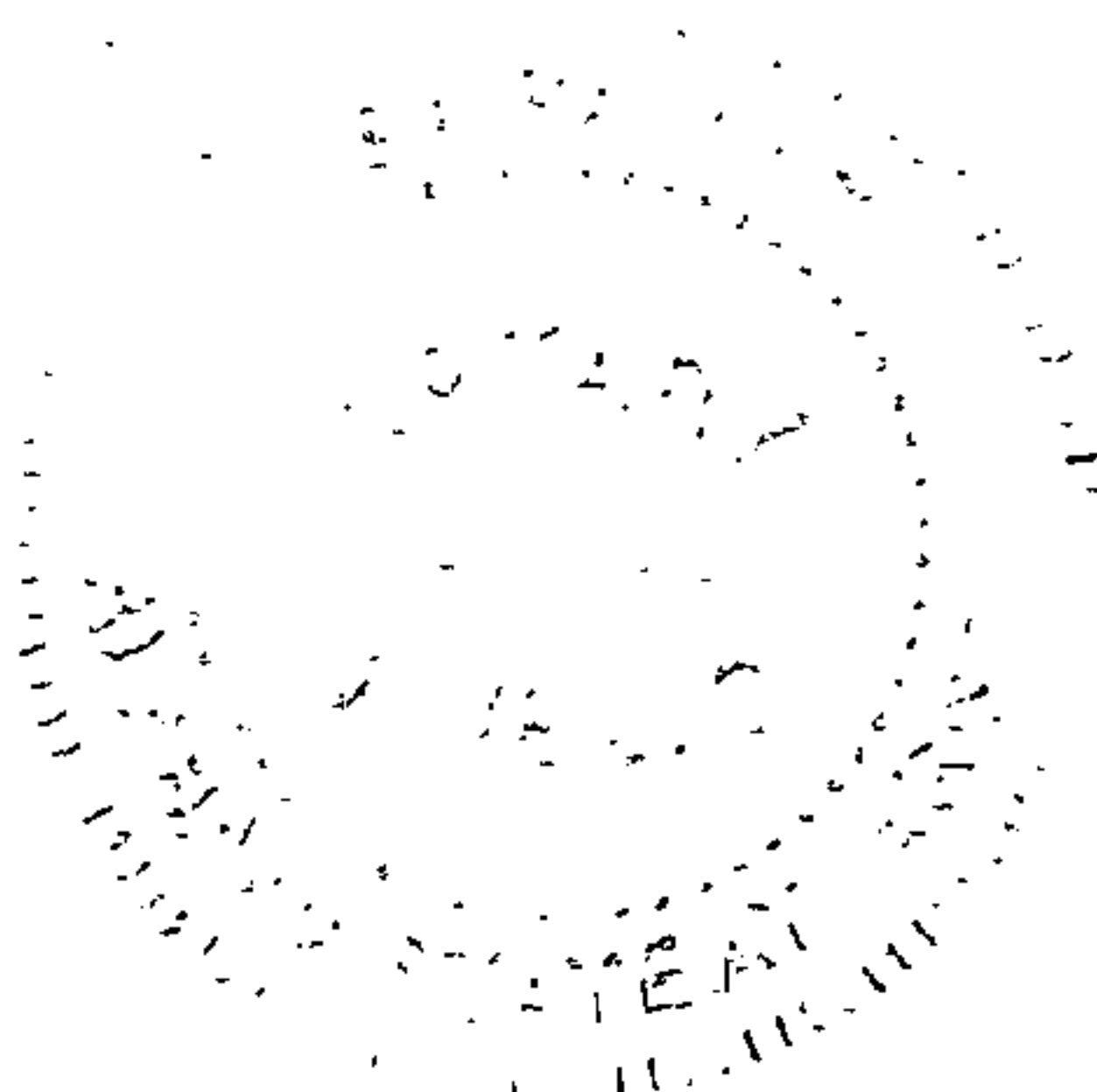

**MARY H. HARRIS, CIRCUIT CLERK
SHELBY COUNTY, ALABAMA**

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County and in said State, hereby certify that **Mary H. Harris** who is known to me to be the Clerk of the Circuit Court, Shelby County, Alabama, 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, that being informed of the contents of this conveyance, she executed the same voluntarily in her capacity as such Clerk on the day the same bears date.

Given under my hand and official seal this the 29 day of December, 2021.


NOTARY PUBLIC
My Commission Expires: 4-13-2025



Real Estate Sales Validation Form

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

Grantor's Name Shelby County Circuit Court Grantee's Name Debra Fowler-Sandford
Mailing Address _____ Mailing Address 4906 Windwood Cir
_____ Birmingham AL
_____ 35242

Property Address 4906 Windwood Circle Date of Sale 12/29/2021
Birmingham AL Total Purchase Price \$ _____
35242 or
Actual Value \$1,218,125
or
Assessor's Market Value \$ 370,250.00 DFS

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 Assessor Website
☐ 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 12/29/2021

Print Debra Fowler-Sandford

Unattested



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Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1