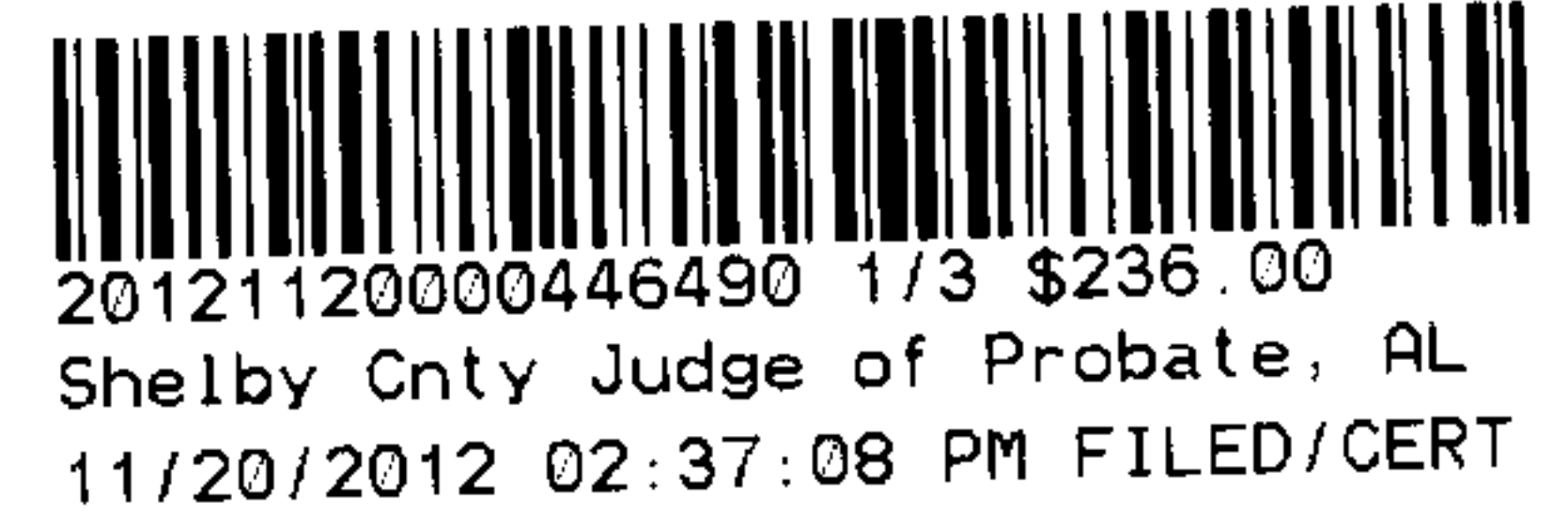


**THIS INSTRUMENT PREPARED BY:**  
George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICE TO:**  
TIM PUGHSLEY  
2024 LAKE HEATHER DRIVE  
BIRMINGHAM, ALABAMA 35242

**WARRANTY DEED**



**STATE OF ALABAMA )**

**SHELBY COUNTY )**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Six Hundred Thirty Five Thousand and 00/100 Dollars (\$635,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, JANE S. KETCHAM AND GEOFFREY KETCHAM, HUSBAND AND WIFE, (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto TIM PUGHSLEY AND MEGAN PUGHSLEY (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHBIT A FOR LEGAL DESCRIPTION

\$417,000.00 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A FIRST MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH AND A \$90.365 SECOND MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**TO HAVE AND TO HOLD** unto the said Grantees as Joint Tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantors have hereunto their hands and seals, this 30<sup>th</sup> day of OCTOBER, 2012.

Jane S. Ketcham

**JANE S. KETCHAM**

Geoffrey Ketcham  
**GEOFFREY KETCHAM**

**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, JANE S. KETCHAM AND GEOFFREY KETCHAM, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of OCTOBER, 2012.

[Signature]

Notary Public

My Commission Expires: 9/21/2014

Shelby County, AL 11/20/2012  
State of Alabama  
Deed Tax: \$218.00

LEGAL DESCRIPTION

LOT 33, ACCORDING TO THE SURVEY OF LAKE HEATHER ESTATES (GIVIANPOUR'S ADDITION TO INVERNESS), AS RECORDED IN MAP BOOK 16, PAGE 121 A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH A NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, ACCESS EASEMENTS AND OTHER EASEMENTS, ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF PROTECTIVE COVENANTS FOR LAKE HEATHER ESTATES RECORDED IN INSTRUMENT NO. 1992-18226, AS AMENDED BY INSTRUMENT NO. 1992-26078, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR ACCESS TO THE PROPERTY ALONG THE LANDS DESCRIBED AS TRACT II IN THAT CERTAIN DEED RECORDED IN INSTRUMENT NO. 1992-18226 IN THE AFORESAID OFFICE.



20121120000446490 2/3 \$236.00  
Shelby Cnty Judge of Probate, AL  
11/20/2012 02:37:08 PM FILED/CERT

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

Grantor's Name Jane Ketchum  
Mailing Address 40 George Vaughn  
300 Cahaba Park Circle Ste 200  
Bham AL 35242

Grantee's Name Tim Pughley  
Mailing Address 2024 Lake Howell Drive  
Birmingham, AL 35242

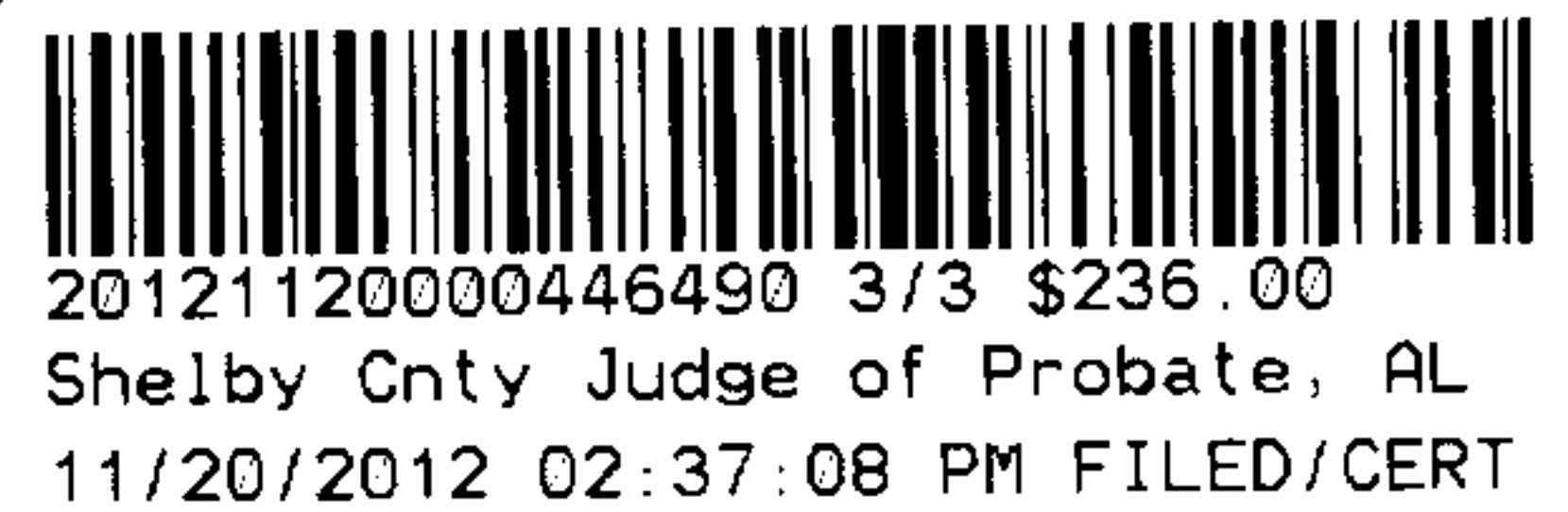
Property Address 2024 Lake Howell Drive  
Bham AL 35242

Date of Sale 10/30/2012  
Total Purchase Price \$ 635,000  
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



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 10/30/2012

Print George M. Vaughn

         Unattested \_\_\_\_\_  
(verified by)

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