

This instrument prepared by:  
John H. Henson  
1220 Alford Ave  
Birmingham, AL 35226

SEND TAX NOTICE TO:  
Bessie Taylor  
104 Coales Branch Drive  
Pelham, AL 35124

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ninety-Two Thousand Five Hundred And No/100 Dollars (\$92,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, James A. Tweedy and Mary Tweedy, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Bessie Taylor (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 3, according to the Survey of the First Sector of Hidden Creek II, as recorded in Map Book 24, Page 94, in the Probate Office of Shelby County, Alabama.

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.

Ninety Thousand Eight Hundred Twenty-Four And No/100 Dollars (\$90,824.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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**, the undersigned have hereunto set our hands and seals on December 14, 2012.

James A. Tweedy

Mary Tweedy

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. Tweedy and Mary Tweedy, who are known to me has acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 14th day of December, 2012 .

Notary Public

Commission Expires:

JOHN HARWELL HENSON  
Notary Public, Alabama State At Large  
My Commission Expires Nov. 21, 2015

20121226000492450 1/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
12/26/2012 01:04:24 PM FILED/CERT

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 A. Tweedy and Mary Tweedy	Grantee's Name	Bessie Taylor
Mailing Address	104 Coales Branch Drive Pelham, AL 35124	Mailing Address	104 Coales Branch Drive Pelham, AL 35124
Property Address	104 Coales Branch Drive Pelham, AL 35124	Date of Sale	December 14, 2012
		Total Purchase Price	\$92,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - James A. Tweedy and Mary Tweedy, 104 Coales Branch Drive, Pelham, AL 35124.

Grantee's name and mailing address - Bessie Taylor, 104 Coales Branch Drive, Pelham, AL 35124.

Property address - 104 Coales Branch Drive, Pelham, AL 35124

Date of Sale - December 14, 2012.

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: December 14, 2012

Sign Emily Schuler  
Agent

