

Send tax notice to:

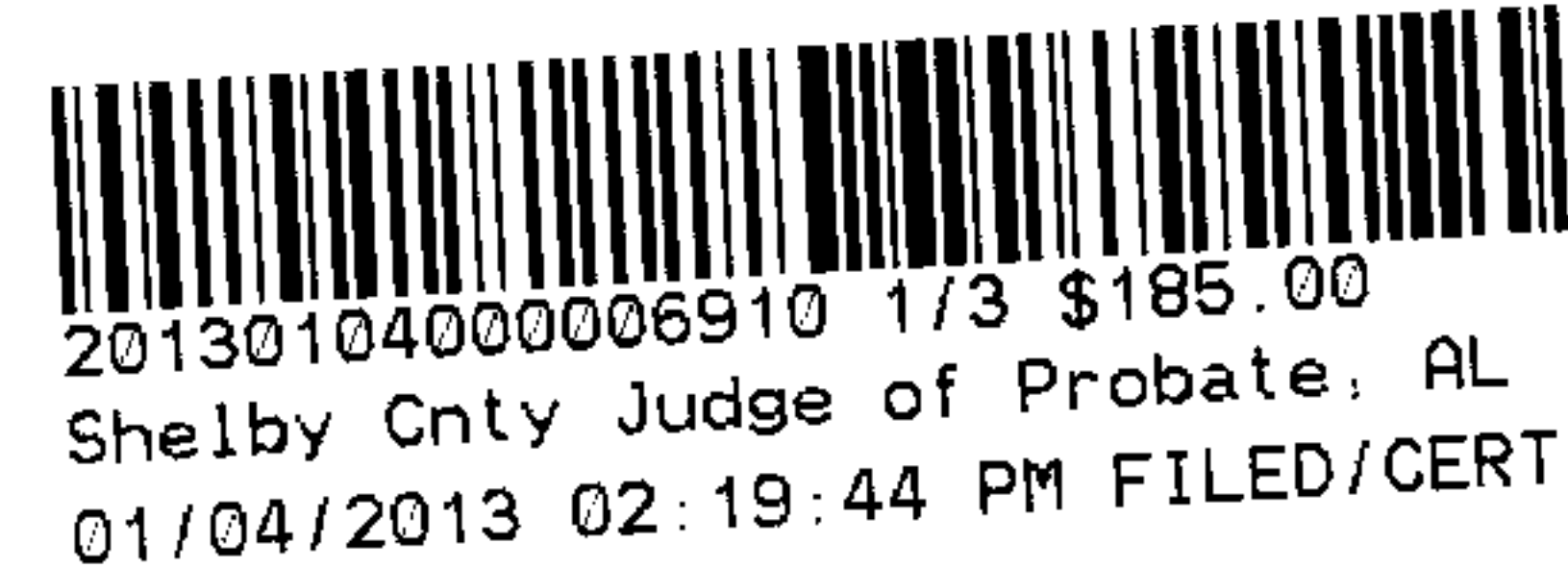
Austin Thomas Trammell
Thomas F. and Jeanne W. Trammell

1008 Narrows Point Dr
Bham AL 35242

File No. BHM1201047

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Six Thousand and 00/100 Dollars (\$166,000.00) in hand paid to the undersigned, **Celia Deaton Castle f/k/a Celia L. Deaton and Karlton David Castle, wife and husband** (hereinafter referred to as "Grantors"), by **Austin Thomas Trammell and Thomas F. Trammell and Jeanne W. Trammell** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Final Plat of Narrows Point - Phase 5, as recorded in Map Book 35, at Page 90 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-09755, as amended by instruments recorded as Instrument No. 2000-17136, Instrument No. 2000-36696, Instrument No. 2001-38328, Instrument No. 20020905000424180, Instrument No. 20021017000508250, and Instrument No. 20030716000450980, and Instrument No. 20050831000450840, all recorded in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Celia Deaton Castle is one and the same person as Celia L. Deaton, as grantee in deed recorded in Instrument No. 20070706000318370.

SUBJECT TO:


- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTORS.


Shelby County, AL 01/04/2013
State of Alabama
Deed Tax: \$166.00

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, Celia Deaton Castle f/k/a Celia L. Deaton and Karlton David Castle, have hereunto set their signatures and seals on December 31, 2012.

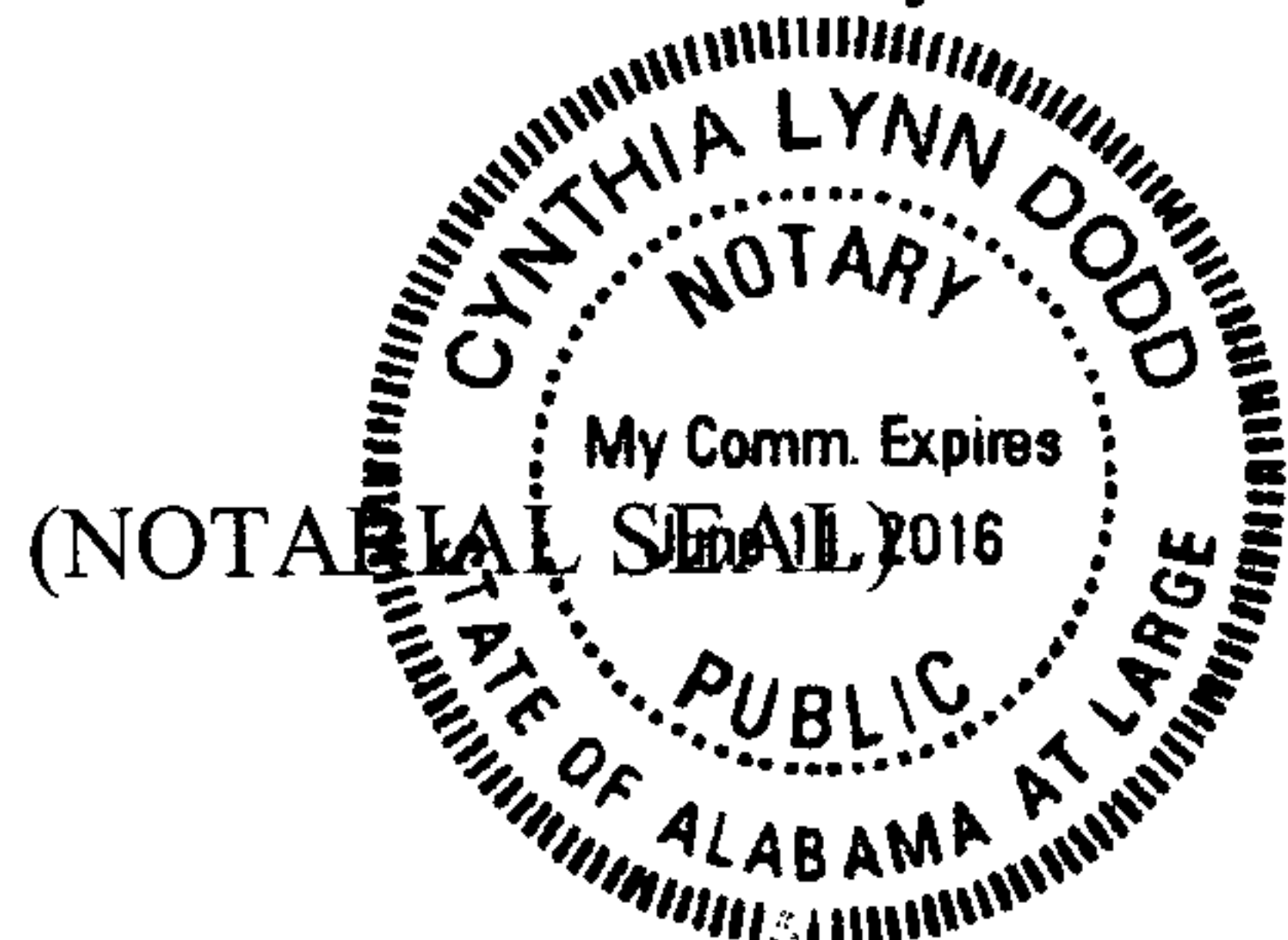

Celia Deaton Castle f/k/a Celia L. Deaton

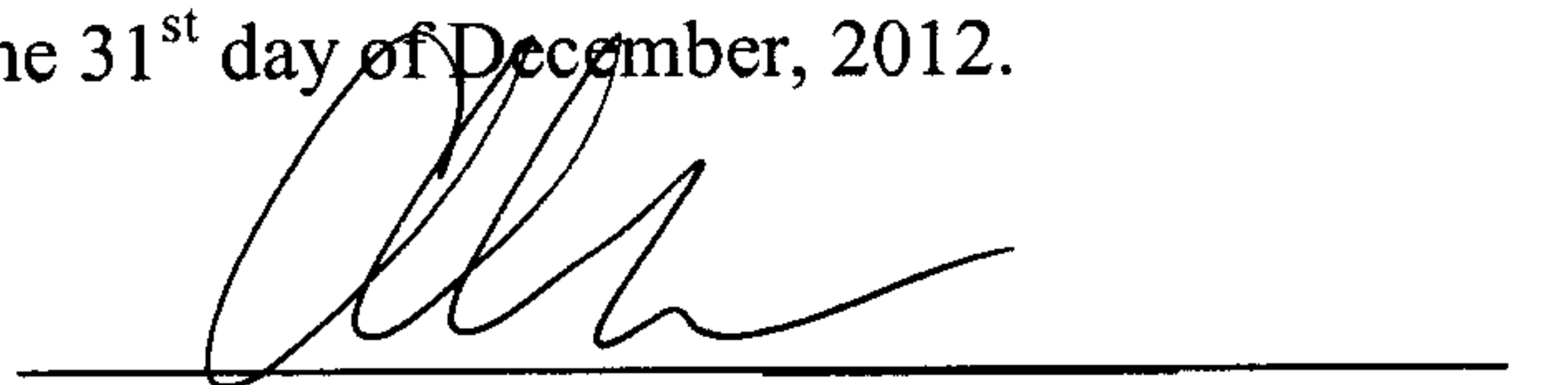

Karlton David Castle


STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Celia Deaton Castle f/k/a Celia L. Deaton and husband, Karlton David Castle, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of December, 2012.




Notary Public
Print Name: Cynthia Lynn Dodd
Commission Expires June 11, 2016


20130104000006910 2/3 \$185.00
Shelby Cnty Judge of Probate, AL
01/04/2013 02:19:44 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 Celia Deaton Castle + Carlton David Grantee's Name Austin Thomas Trammell
Mailing Address 1025 Oxmoor Road Castle Mailing Address Thomas F. Trammell +
Homewood, AL 35209 Jeanne W. Trammell
1008 Narrows Point Dr
Birmingham, AL 35242
Property Address 1008 Narrows Point Dr Date of Sale Dec. 31, 2012
Birmingham, AL Total Purchase Price \$ 166,000.00
35242 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 12/31/12

Print C. Lynn Dodd

Unattested

Signature [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20130104000006910 3/3 \$185.00
Shelby Cnty Judge of Probate, AL
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Form RT-1