

This instrument was prepared by:  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:

## **WARRANTY DEED**

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

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **Three Hundred Five Thousand Four Hundred Eighty Dollars and zero cents (\$305,480.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Kim Foster and Jay Foster, wife and husband**, grant, bargain, sell and convey unto **Brookfield Relocation, Inc, a Colorado Corporation**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 21, according to the Final Plat of Wild Timber, Phase 2, as recording in Map Book 33, Page 9, in the Probate Office of Shelby County, Alabama.


Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way and permits of record.

(\$0.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$0.00) of the aforementioned was paid by second mortgage filed simultaneously herewith.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

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

  
20140314000071990 1/3 \$325.50  
Shelby Cnty Judge of Probate, AL  
03/14/2014 02:35:16 PM FILED/CERT

Shelby County, AL 03/14/2014  
State of Alabama  
Deed Tax: \$305.50

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10 day of October, 2013.

Kim Foster  
Kim Foster

Jay Foster  
Jay Foster

STATE OF AL  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kim Foster**, whose name 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of October, 2013.

Jung Shu Park  
Notary Public

My Commission Expires: \_\_\_\_\_  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar 26, 2016  
BONDED THRU NOTARY PUBLIC UNDERWRITERS


STATE OF AL  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jay Foster**, whose name 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of October, 2013.

Jung Shu Park  
Notary Public

My Commission Expires: \_\_\_\_\_  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar 26, 2016  
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20140314000071990 2/3 \$325.50  
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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 Kim Foster  
Mailing Address Jay Foster  
141 Wildtimber Parkway  
Pelham, AL 35124

Grantee's Name Brookfield Relaxation, Inc.  
Mailing Address 14200 N. 71 Street  
Scottsdale, AZ 85254

Property Address 141 Wildtimber Parkway  
Pelham, AL 35124

Date of Sale 10-3-2013  
Total Purchase Price \$ 305,480.00  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date \_\_\_\_\_

Print Mike T. Atchison

Unattested AC  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one



20140314000071990 3/3 \$325.50  
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