

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Angela B. Williams  
100 Ivy Trace  
Calera, AL 35040

## GENERAL WARRANTY DEED

STATE OF ALABAMA                    )  
SHELBY COUNTY                        )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Thirty Two Thousand Five Hundred And No/100 Dollars (\$132,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Amanda Calhoun, an unmarried woman, and Benjamin Skelton, an unmarried man, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Angela B. Williams (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 8, according to the plat of Old Ivy Subdivision, Phase 1, being a resurvey portions of Lots 22-32 tract fifty one subdivision, Parcel B, recorded in Map Book 11, Page 26, all situated in the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Shelby County, Alabama, as recorded in Map Book 35, page 43 A and 43 B, and as amended in the amended map of Old Ivy Subdivision, Phase 1, recorded in Map Book 36, Pages 5 A and 5 B, in the Office of the Judge of Probate 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.


One Hundred Thirty Thousand Ninety-Nine And No/100 Dollars (\$130,099.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Three Thousand Nine Hundred Seventy-Five And No/100 Dollars (\$3,975.00) 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 May 2, 2014.

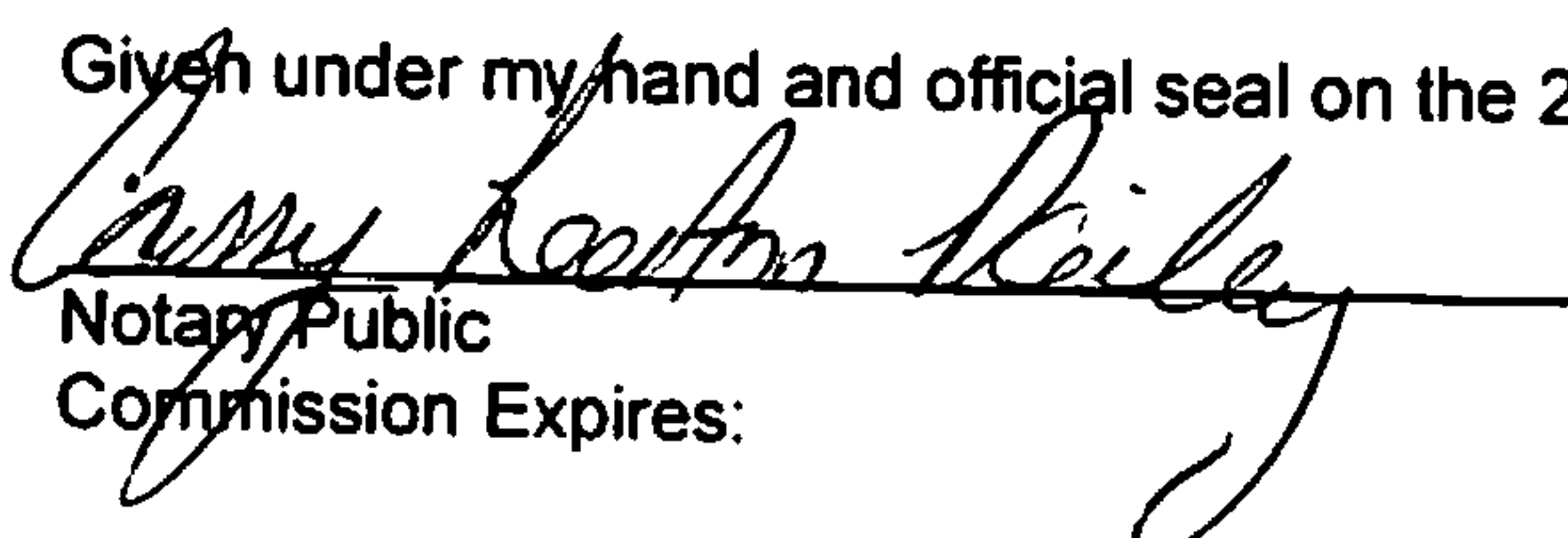
  
Amanda Calhoun

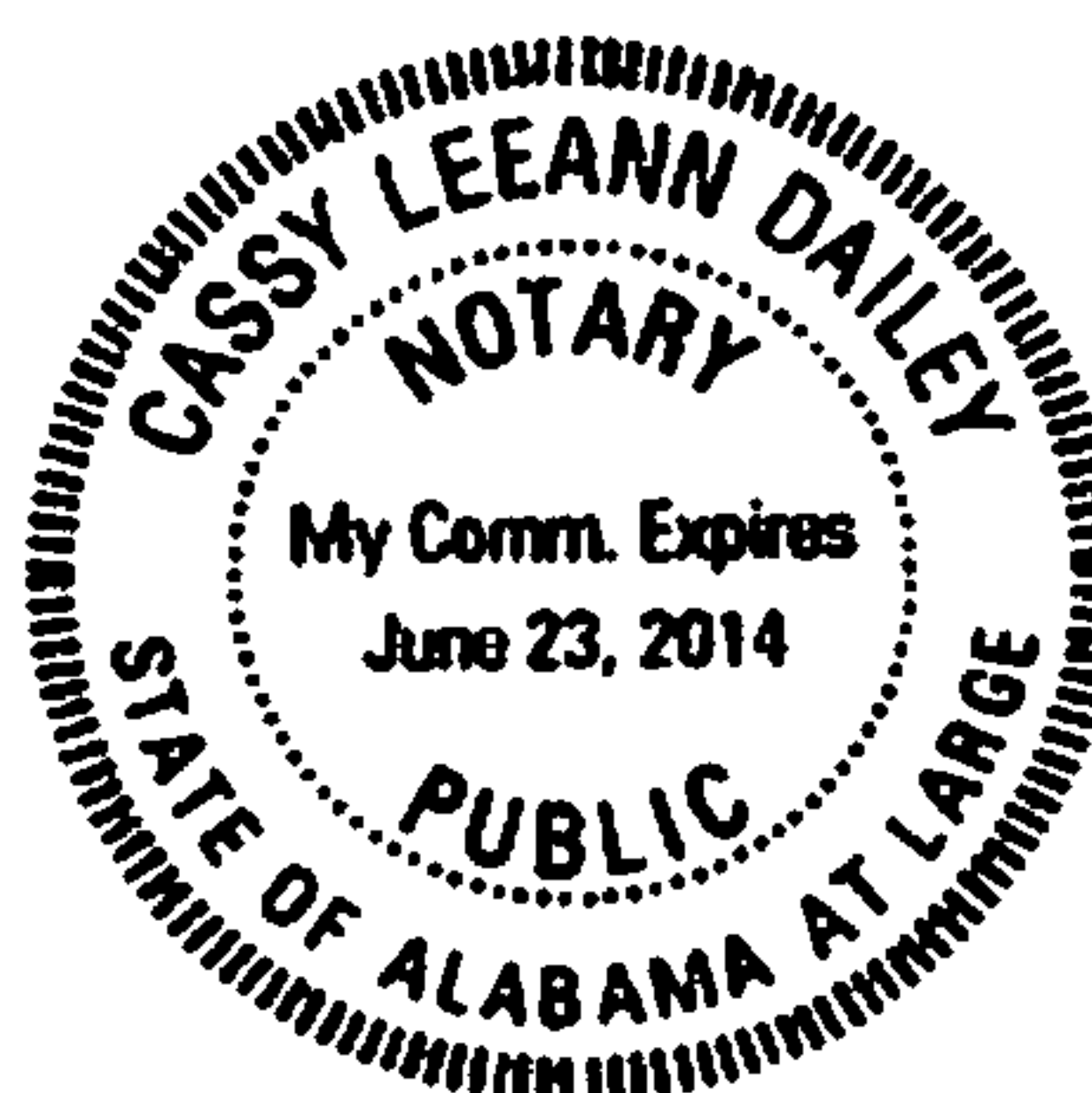
  
Benjamin Skelton

STATE OF ALABAMA                    )  
SHELBY COUNTY                        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amanda Calhoun and Benjamin Skelton, 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 on the day same bears date.

Given under my hand and official seal on the 2nd day of May, 2014.

  
Notary Public  
Commission Expires:



## Real Estate Sales Validation Form

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

Grantor's Name Amanda Calhoun and Benjamin Skelton

Grantee's Name Angela B. Williams

Mailing Address 100 Ivy Trace  
Calera, AL 35040Mailing Address 1853 Arboretum Circle, Apt C  
Vestavia, AL 35216Property Address 100 Ivy Trace  
Calera, AL 35040

Date of Sale May 2, 2014

Total Purchase Price \$130,000.00

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)☐ Bill of Sale☐ Appraisal☐ Sales Contract

Other: \_\_\_\_\_

☒ Closing StatementIf 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 - Amanda Calhoun and Benjamin Skelton, 100 Ivy Trace, Calera, AL 35040.

Grantee's name and mailing address - Angela B. Williams, 1853 Arboretum Circle, Apt C, Vestavia, AL 35216.

Property address - 100 Ivy Trace, Calera, AL 35040

Date of Sale - May 2, 2014.

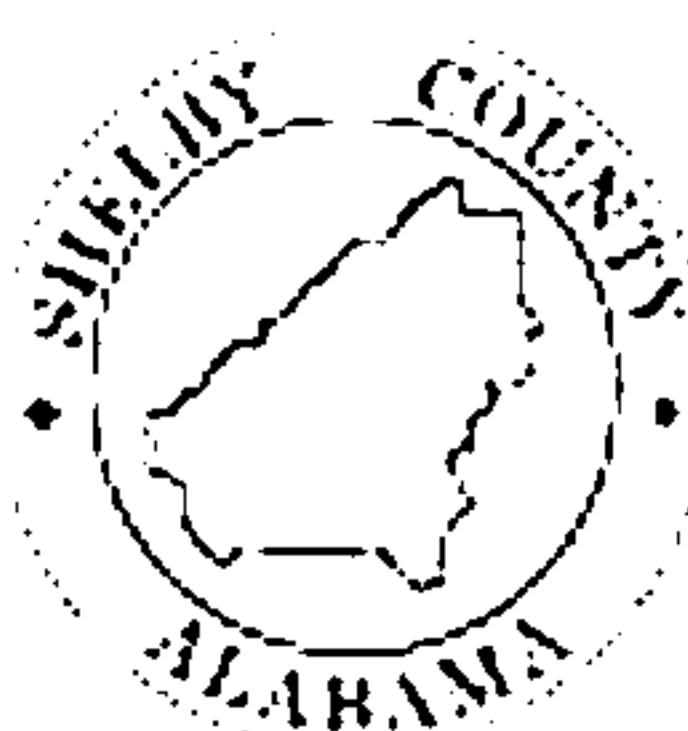
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being  
conveyed by the instrument offered for record.Actual Value - if the property is not being sold, the true value of the property, both real and personal, being  
conveyed by the instrument offered 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 with 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: May 2, 2014

Sign

Agent

Validation Form



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 05/08/2014 11:07:08 AM  
 \$18.00 KELLY  
 20140508000138640

TS-1400426

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over a horizontal line.