

This instrument prepared by:  
Christa C. Ketchum  
1220 Alford Avenue  
Birmingham, AL 35226

SEND TAX NOTICE TO:  
Patrick R. Terrell  
1089 Savannah Lane  
Calera, AL 35040

GENERAL WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Sixteen Thousand Two Hundred And No/100 Dollars (\$116,200.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Gina M. Lusco and Patrick R. Harbin, Wife and Husband, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Patrick R. Terrell (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:

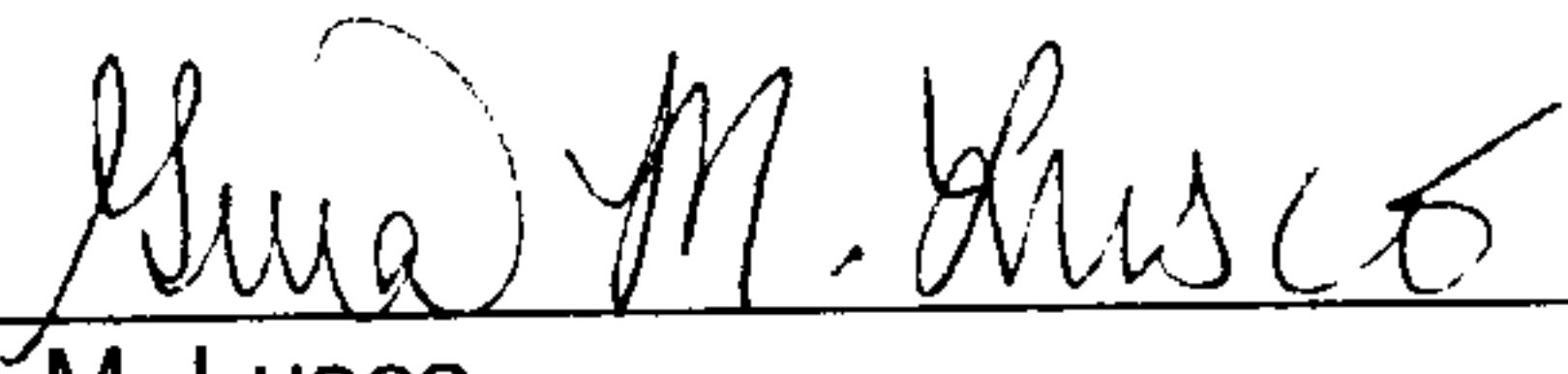
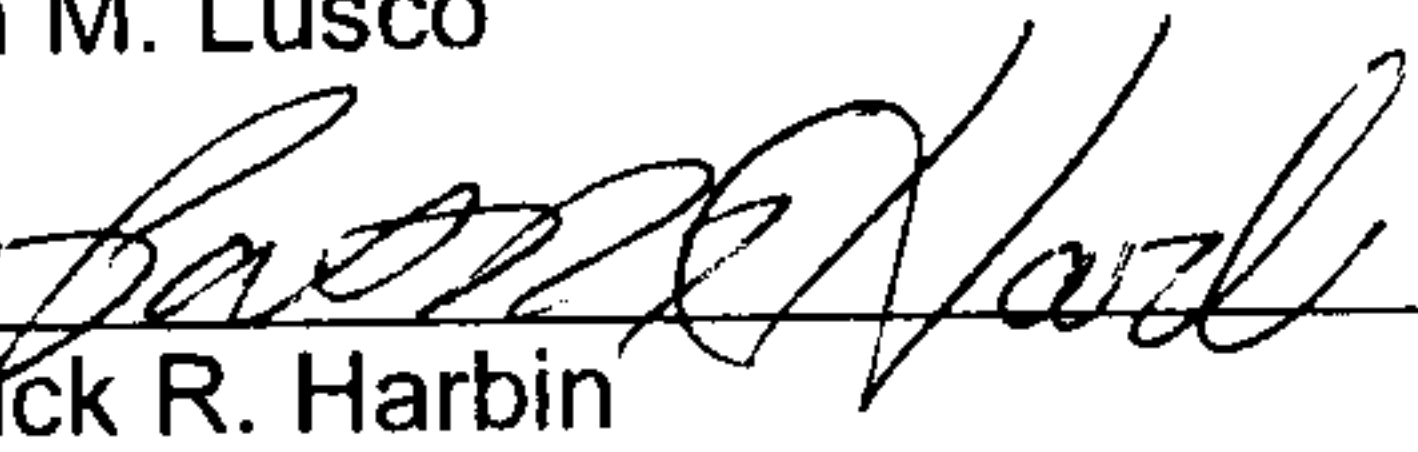
Lot 20, according to the Amended Map Savannah Pointe Sector IX, as recorded in Map Book 37, Page 51 A and B, in the Probate Office of Shelby County, Alabama.

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.

One Hundred Eighteen Thousand Five Hundred Seventy-One And No/100 Dollars (\$118,571.00) 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.

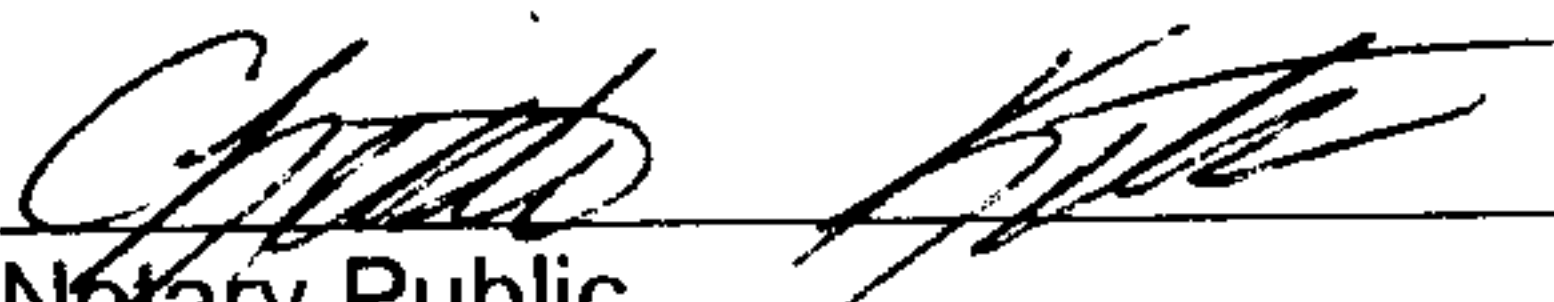
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on June 27, 2014.

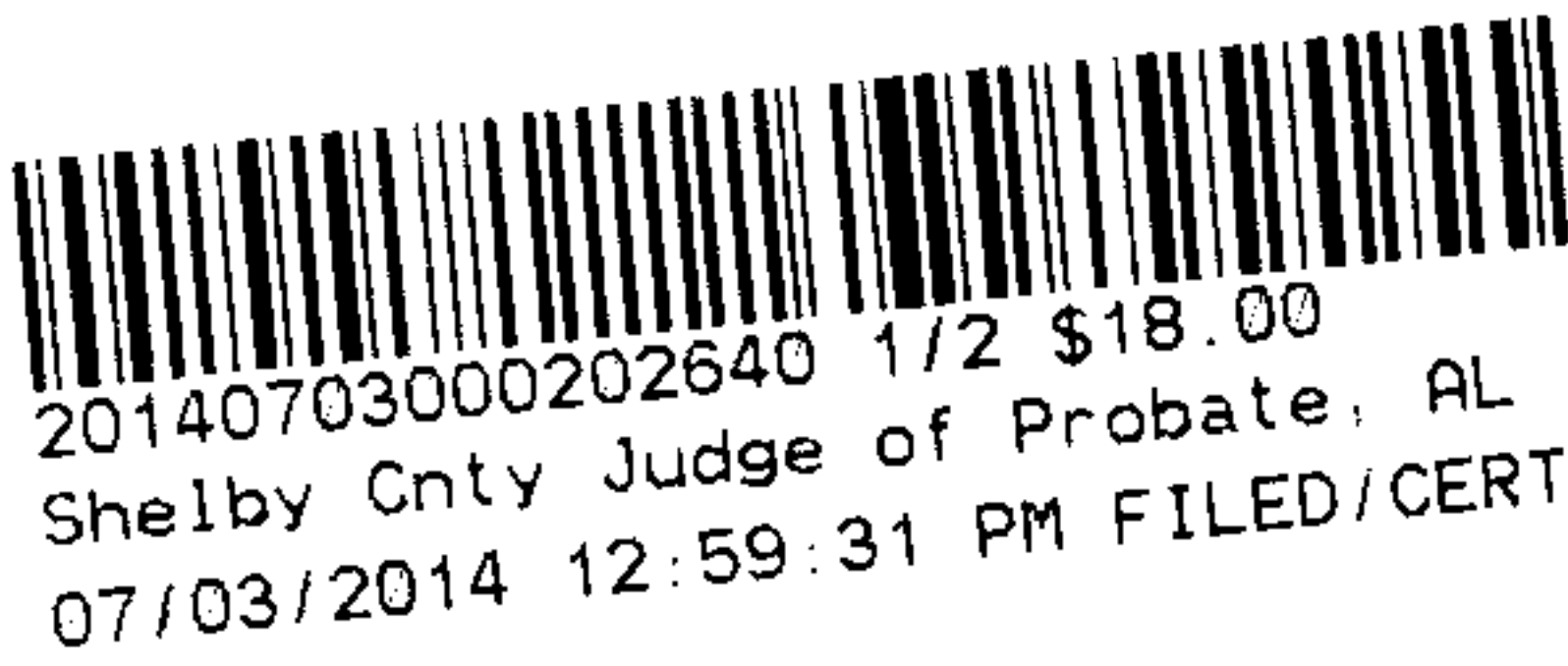
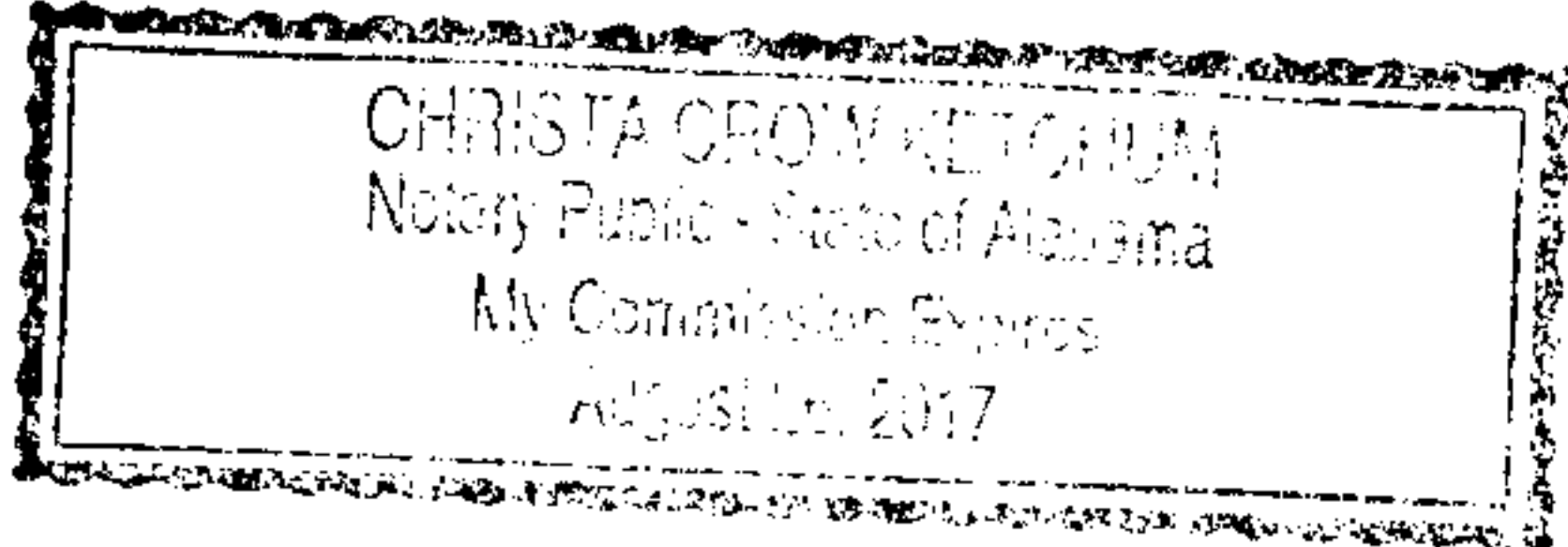
  
Gina M. Lusco  
  
Patrick R. Harbin

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in said state in said county, hereby certify that Gina M. Lusco and Patrick R. Harbin 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 instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27<sup>th</sup> day of June, 2014.

  
Notary Public  
My 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 Gina M. Lusco and Patrick R. Harbin Grantee's Name Patrick R. Terrell

Mailing Address 1089 Savannah Lane  
Calera, AL 35040

Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Property Address 1089 Savannah Lane  
Calera, AL 35040

Date of Sale June 27, 2014

Total Purchase Price \$116,200.00

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 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 - Gina M. Lusco and Patrick R. Harbin, 1089 Savannah Lane, Calera, AL 35040.

Grantee's name and mailing address - Patrick R. Terrell, , .

Property address - 1089 Savannah Lane, Calera, AL 35040

Date of Sale - June 27, 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.

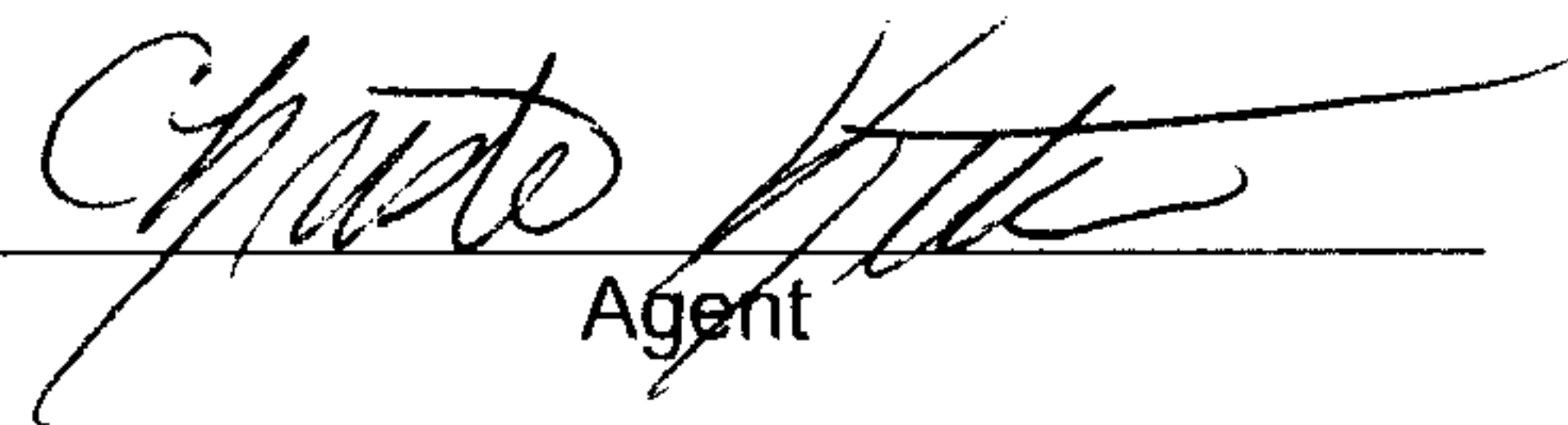
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.


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: June 27, 2014

Sign

  
Agent

  
20140703000202640 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
07/03/2014 12:59:31 PM FILED/CERT