

20150309000072340 1/2 \$108.50
Shelby Cnty Judge of Probate, AL
03/09/2015 02:04:33 PM FILED/CERT

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
#17 Office Park Circle
Birmingham, Alabama 35223

Send Tax Notice To:
Kimberly P. Baggett
Scott Haralson Baggett
2168 Old Cahaba Place
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety One Thousand Fifty and No/100 Dollars (\$91,050.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Kimberly P. Baggett** and husband, **Scott Haralson Baggett** (herein referred to as Grantors) do grant, bargain, sell and convey unto **Kimberly P. Baggett and Scott Haralson Baggett** (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Houston, to-wit:

Lot 457, according to the Survey of Map and Survey of Old Cahaba Oakwood Sector, as recorded in Map Book 28, Page 13, in the Office of the Judge of Probate of Shelby County, Alabama.

Kimberly P. Baggett and Kimberly P. Bryars are one and the same person.

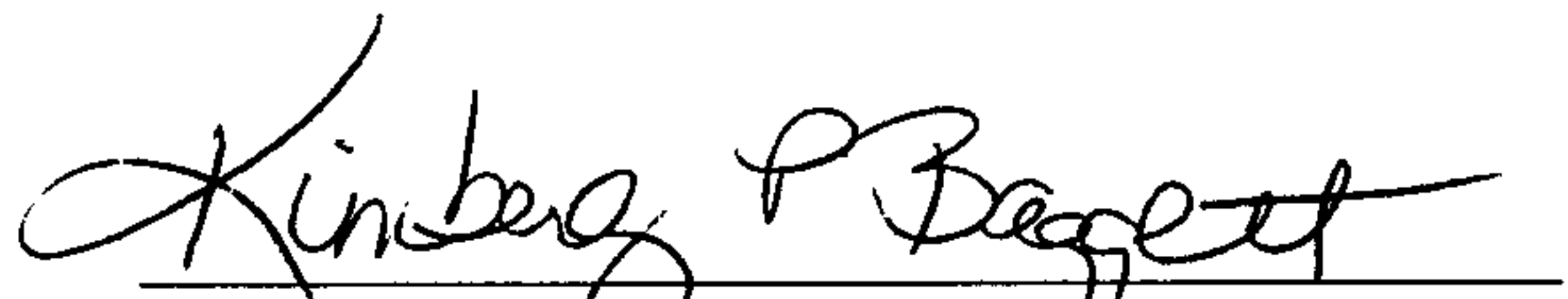
Title not examined by preparer.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

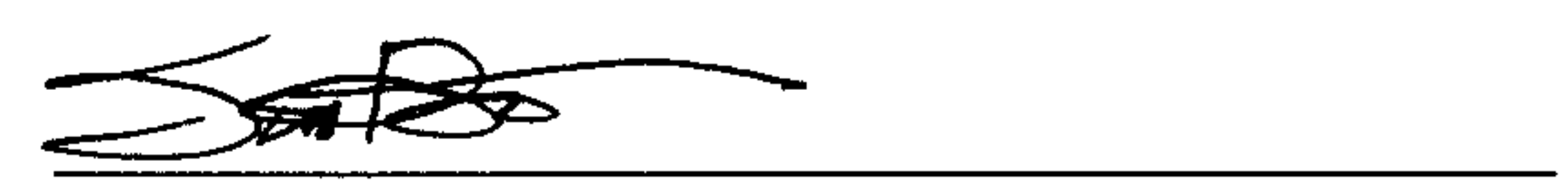
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and 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, We have hereunto set our hands and seal, this 2nd day of March, 2015.



Kimberly P. Baggett

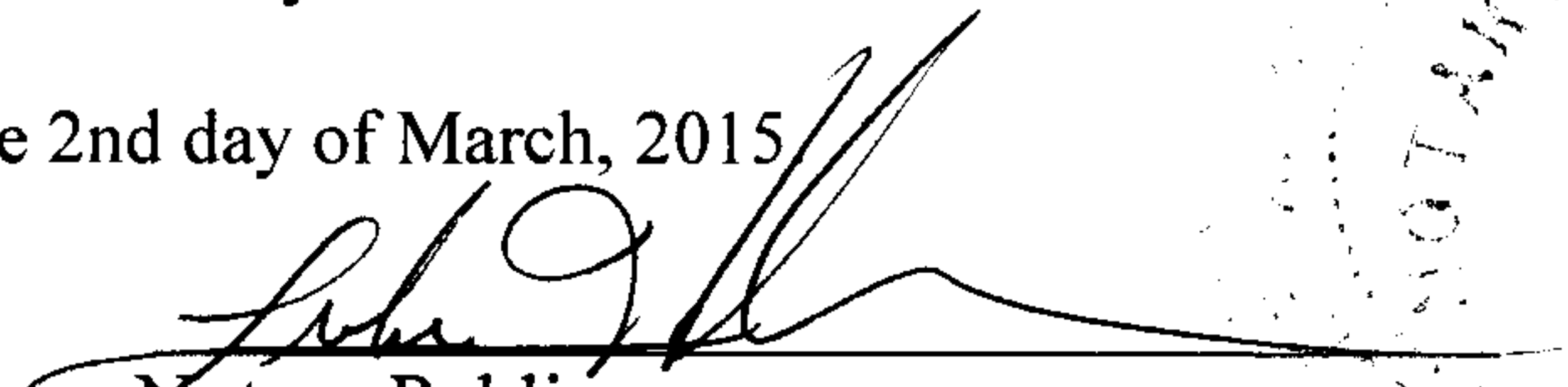


Scott Haralson Baggett

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Kimberly P. Baggett and Scott Haralson Baggett 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 voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of March, 2015



Notary Public

Shelby County, AL 03/09/2015
State of Alabama
Deed Tax: \$91.50

My Commission Expires: 7/26/16
Property & Grantor's Address
2168 Old Cahaba Place
Helena, AL 35080

Real Estate Sales Validation Form

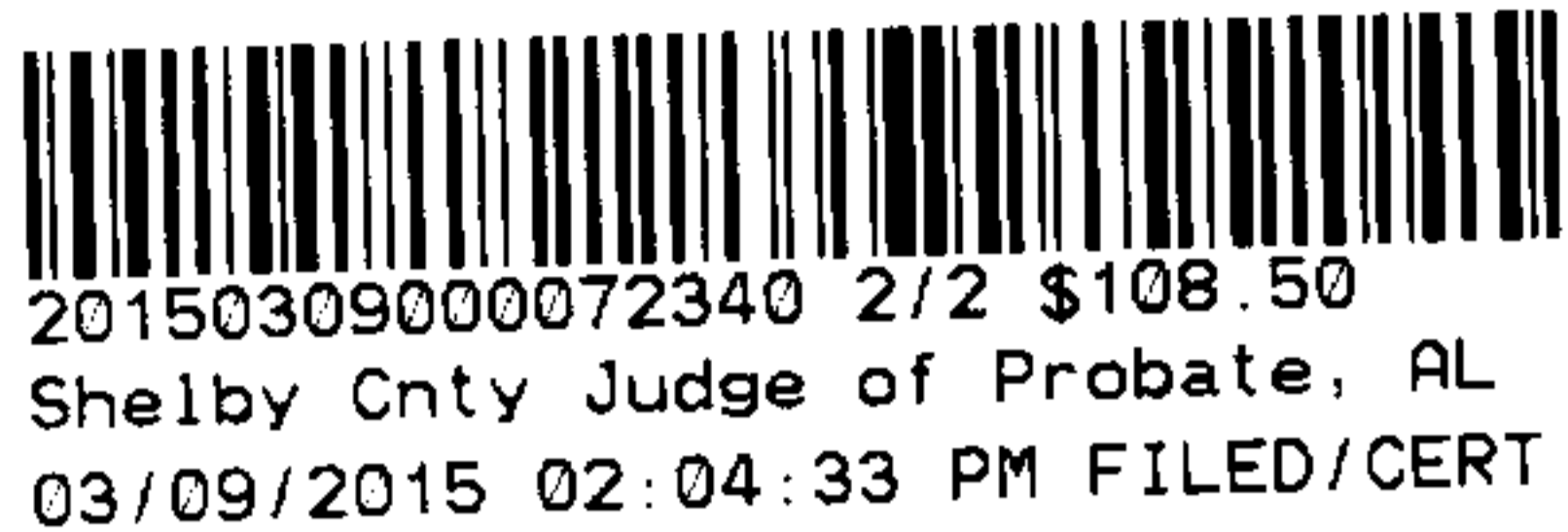
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Kimberly P. Baggett & Scott Haralson Baggett
Mailing Address 2168 Old Cahaba Place
Helena, AL 35080

Grantee's Name Kimberly P. Baggett and Scott Haralson Baggett
Mailing Address 2168 Old Cahaba Place
Helena, AL 35080

Property Address 2168 Old Cahaba Place
Helena, AL 35080

Date of Sale March 2, 2015
Total Purchase Price \$



Actual Value \$
or One-Half of Market Value \$182,000
Assessor's Market Value \$91,050

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
X Other Tax Assessor's Property Card

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 03/06/2015

Print Shelly Barrett

Unattested
(verified by)

Sign Shelly Barrett
(Grantor/Grantee/Owner/Agent) circle one