


This Instrument was prepared by:
Gregory D. Harrelson
15 Southlake Lane, Ste 130
Hoover, AL 35244


20150410000115770 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
04/10/2015 01:21:01 PM FILED/CERT

Send Tax Notice To:
Randy Alan Carpenter
309 Waterford Cove Tr 1
Calera, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED NINETY FIVE THOUSAND and 00/100 Dollars (\$195,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Robert Scott Wilson and Amy Stewart Wilson, Husband and Wife, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto Randy Alan Carpenter and Brittany Carpenter, Husband and Wife, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 743, according to the Survey of Waterford Cove – Sector 1, as recorded in Map Book 28, Page 68, in the Probate Office of Shelby County, Alabama.


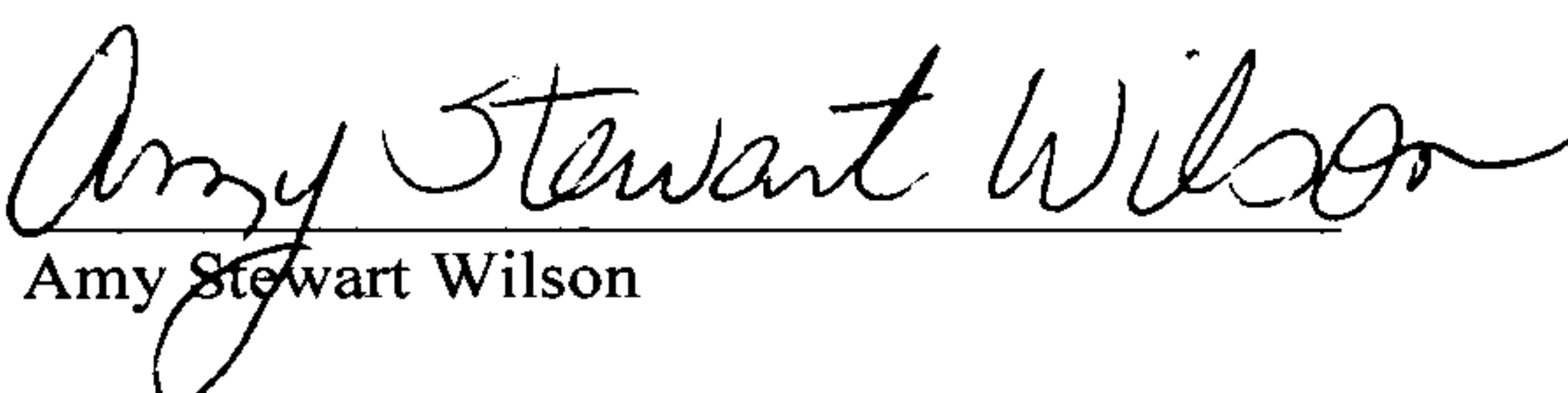
Subject to: (1) Ad valorem taxes due and payable October 1, 2015 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

\$191,468.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.
And the Grantors do for themselves and for their successors and assigns covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their successors and assigns 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 hereunto set our hand and seal on this the 30th day of March, 2015.


Shelby County, AL 04/10/2015
State of Alabama
Deed Tax: \$4.50


Robert Scott Wilson

Amy Stewart Wilson

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert Scott Wilson and Amy Stewart Wilson, 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, this 30th day of March, 2015.


NOTARY PUBLIC
My Commission Expires 8-25-15



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1976, Section 40-22-1

Grantor's Name Robert Scott + Amy Wilson
Mailing Address 309 Waterford Cove Trl
Calera, AL 35040

Grantee's Name Randy Carpenter
Mailing Address 191 Rob Roy Court
Schaumburg, IL 60194

Property Address 309 Waterford Cove Trl
Calera, AL 35040

Date of Sale 3/30/15
Total Purchase Price \$ 195,000.00
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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> 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 - 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 1976 § 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 1976 § 40-22-1 (h).

Date 3/30/15

Print Greg Harrison

Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one