

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

SEND TAX NOTICE TO:  
Larry Wiginton  
636 Parkside Circle  
Helena, AL 35080

**GENERAL WARRANTY DEED**

20151215000428090  
12/15/2015 02:09:31 PM  
DEEDS 1/2

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Six Thousand Five Hundred And No/100 Dollars (\$106,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Nancy Deanne Guthrie and Michael Scott Guthrie, Wife and Husband, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Larry Wiginton (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 1, according to the Map and Survey of Parkside, 1st Addition, recorded in Map Book 30, Page 52, in the Office of the Judge of Probate of Shelby County, Alabama.

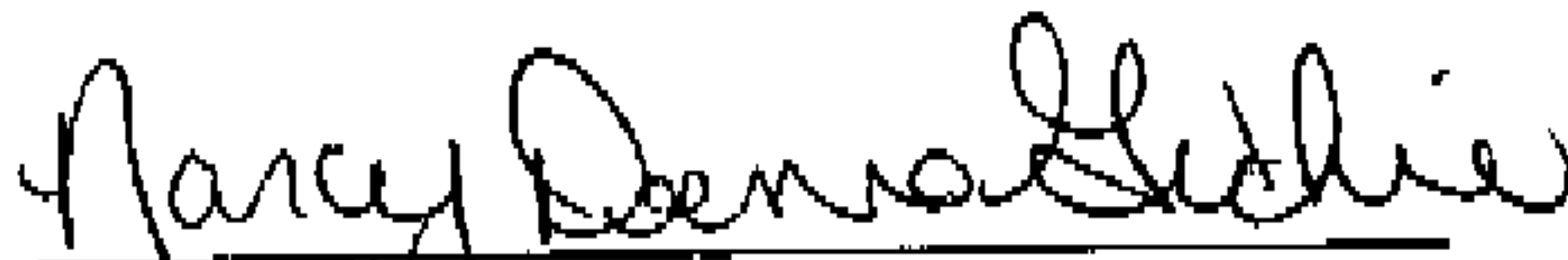

Note: Nancy Deanne Guthrie, is one and the same person as Nancy Deanne Moore, grantee of that certain deed recorded in Instrument #20030506000280680.

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.

Eighty-Five Thousand Two Hundred And No/100 Dollars (\$85,200.00) 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 September 25, 2015.

  
\_\_\_\_\_  
Nancy Deanne Guthrie  
  
\_\_\_\_\_  
Michael Scott Guthrie

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Nancy Deanne Guthrie and Michael Scott Guthrie 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 on 25<sup>th</sup> day of September, 2015.

  
\_\_\_\_\_  
Notary Public  
My commission expires:



20151215000428090 12/15/2015 02:09:31 PM DEEDS 2/2

Grantor's Name Nancy Deanne Guthrie

Grantee's Name Larry Wiginton

Mailing Address 636 Parkside Circle  
Helena, AL 35080

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

Property Address 636 Parkside Circle  
Helena, AL 35080

Date of Sale September 25, 2015

Total Purchase Price \$106,500.00

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 - Nancy Deanne Guthrie, 636 Parkside Circle, Helena, AL 35080.

Grantee's name and mailing address - Larry Wiginton, . .

Property address - 636 Parkside Circle, Helena, AL 35080

Date of Sale - September 25, 2015.


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: September 25, 2015

Sign   
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/15/2015 02:09:31 PM  
\$38.50 CHERRY  
20151215000428090

