

Send Tax Notice To:

John E. Butterfield, Jr.

5263 Jameswood Lane

Birmingham, AL 35244

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer

Attorney For Cartus Financial Corporation

850 Shades Creek Parkway, Suite 210

Birmingham, AL 35209

(205) 871-1440 Cartus File #2270054



20120806000285660 1/3 \$48.50
Shelby Cnty Judge of Probate, AL
08/06/2012 10:28:47 AM FILED/CERT

WARRANTY DEED

State of Alabama

County of Shelby

Shelby County, AL 08/06/2012
State of Alabama
Deed Tax: \$30.50

KNOW ALL MEN BY THESE PRESENTS: That in consideration of

(\$304,500.00) to the undersigned Grantors in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, we, Kenneth M. Poole and his wife, Amy S. Poole (herein referred to as Grantors) do grant, bargain, sell and convey unto

John E. Butterfield, Jr. and Janet E. Butterfield

(herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more than one, the following described real estate, situated in the State of Alabama, County of Shelby County, to-wit:

Lot 37, according to the Survey of Jameswood, Third Sector, as recorded in Map Book 11, Page 109, in the Office of the Judge of Probate of Shelby County, Alabama.

Deed Effective Date: July 30, 2012

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record. \$ 274,050.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their heirs assigns, forever; it being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees as joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantee(s) 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 Grantee(s), his/her/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 Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27 day of June, 2012

Kenneth M. Poole
Kenneth M. Poole

Amy S. Poole
Amy S. Poole

State of Alabama
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is **Kenneth M. Poole** signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he executed the same voluntarily and on the day the same bears date.

Given under my hand this 27th day of June, 2012.

Shelby A. Poole
Notary Public

My Commission Expires:
10-17-2012

State of Alabama
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is **Amy S. Poole** signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, she executed the same voluntarily and on the day the same bears date.

Given under my hand this 27th day of June, 2012.

Shelby A. Poole
Notary Public

My Commission Expires:
10-17-2012

Instructions to Notary: This form acknowledgment cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgment.



20120806000285660 2/3 \$48.50
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Real Estate Sales Validation Form

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

Grantor's Name Kenneth M. & Amy S. Poole
Mailing Address C/O Cartus Financial Corp.
625 Highland Colony Park
Ste 104
Ridgeland, MS 39151

Grantee's Name John E. & Janet E. Butterfield
Mailing Address 5263 Jameswood Lane
Birmingham, AL 35244

Property Address 5263 Jameswood Lane
Birmingham, AL 35244

Date of Sale 7/30/12

Total Purchase Price \$ 304,500.00

or

Actual Value

\$

or

Assessor's Market Value \$



20120806000285660 3/3 \$48.50
Shelby Cnty Judge of Probate, AL
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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

☐ Other

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 8/3/12

Print

Jeff W. Pamer

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one