

12-8398

THIS INSTRUMENT PREPARED BY:  
BARNES, TUCKER & BARNES, P.C.  
8028 PARKWAY DRIVE  
LEEDS, ALABAMA 35094


Send tax notice to:

DANIEL L. FULGHUM

519 Margaret Lane  
Calera, AL 35040

## CORPORATION FORM WARRANTY DEED

State Of Alabama  
Shelby County

  
20120821000310980 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
08/21/2012 12:04:16 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty-Three Thousand Three Hundred Twenty and 00/100 Dollars (\$123,320.00) to the undersigned Grantor, M. SMITH RE, LLC, a limited liability corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto DANIEL L. FULGHUM ( herein referred to as GRANTEE) real estate situated in Shelby County, Alabama, to-wit:

LOT 44, ACCORDING TO THE MAP AND SURVEY OF HAMPTON SQUARE, AS RECORDED IN MAP BOOK 42, PAGE 114, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\$125,971.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

### SUBJECT TO:

1. Taxes for the year 2012 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Permits and easemnts to Alabama Power Company recorded in Deed Book 48, page 589; Deed book 188, page 48; Deed Book 186, Page 299; Deed Book 206, Page 194 and Deed Book 206, page 218
5. Right of way to Shelby county, as recorded in Deed Book 51, page 342 and Deed Book 72, page 521
6. Right of way to Bellsouth Telecommunications, Inc., as recorded in Instrument No. 20060630000315730
7. Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision in favor of Alabama Power Company as recorded in Instrument No. 20071108000516810
8. Easement Rights and privileges in favor of Alabama Power Company as set forth in instrument no. 20071114000522000
9. Restictions appearing of record in Instrument no. 20090630000252520; instrument no. 20120210000050420 and amended in Instrument no. 20120620000216810
10. Right of way to City of Calera as recorded in instrument no 20111102000328930

**CORPORATION FORM WARRANTY DEED**

August 17th, 2012

20120821000310980 2/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
08/21/2012 12:04:16 PM FILED/CERT

TO HAVE AND TO HOLD to the said Grantee, his/her heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Margaret Smith, msmith LLC, who is authorized to execute this conveyance, hereto set its signature and seal this the 17th day of August, 2012.

Margaret Smith  
BY: for msmith LLC

STATE OF ALABAMA

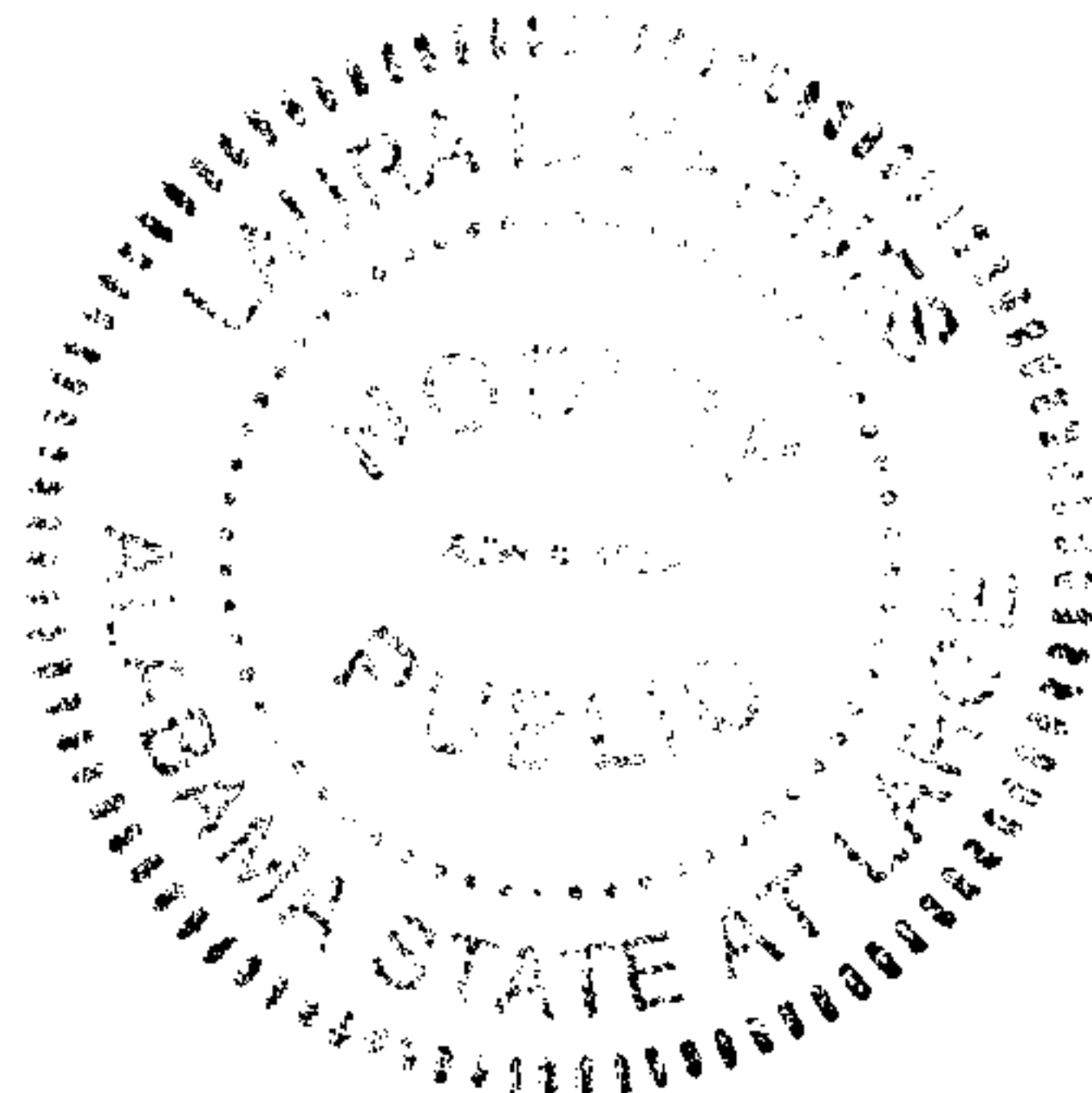
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Margaret Smith of msmith LLC, a limited liability corporation is 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 conveyance, he/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 17th day of August, 2012.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 2/4/16





# Real Estate Sales Validation Form

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

Grantor's Name M. Smith RE  
Mailing Address 137 Business Center Dr.  
Birmingham AL 35244

Grantee's Name Daniel Fulghum  
Mailing Address 519 Margaret Ln  
Calera AL 35040

Property Address 519 Margaret Lane  
Calera AL 35040

Date of Sale 8/17/12  
Total Purchase Price \$ 123,320

or  
Actual Value \$

or  
Assessor's Market Value \$



20120821000310980 3/3 \$19.00  
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 8/17/12

Print

Cayra Burns

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1