


BHM1200677

Send tax notice to:  
Sisily W. McClain  
William C. Warner  
2100 Chandabrook Drive  
Pelham, Alabama 35124  
File No. BHM1200677

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

  
20120905000334570 1/3 \$21.50  
Shelby Cnty Judge of Probate, AL  
09/05/2012 08:57:20 AM FILED/CERT

State of Alabama  
County of Shelby

### **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Seven Thousand and 00/100 Dollars (\$177,000.00) in hand paid to the undersigned, **Sarah H. Higginbotham and John C. Higginbotham, wife and husband** (hereinafter referred to as "Grantors"), by **Sisily W. McClain and William C. Warner** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 8, according to the Survey of Chaparral 3rd Sector, as recorded in Map Book 8, Page 165, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2012 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTORS.

**\$173,794.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

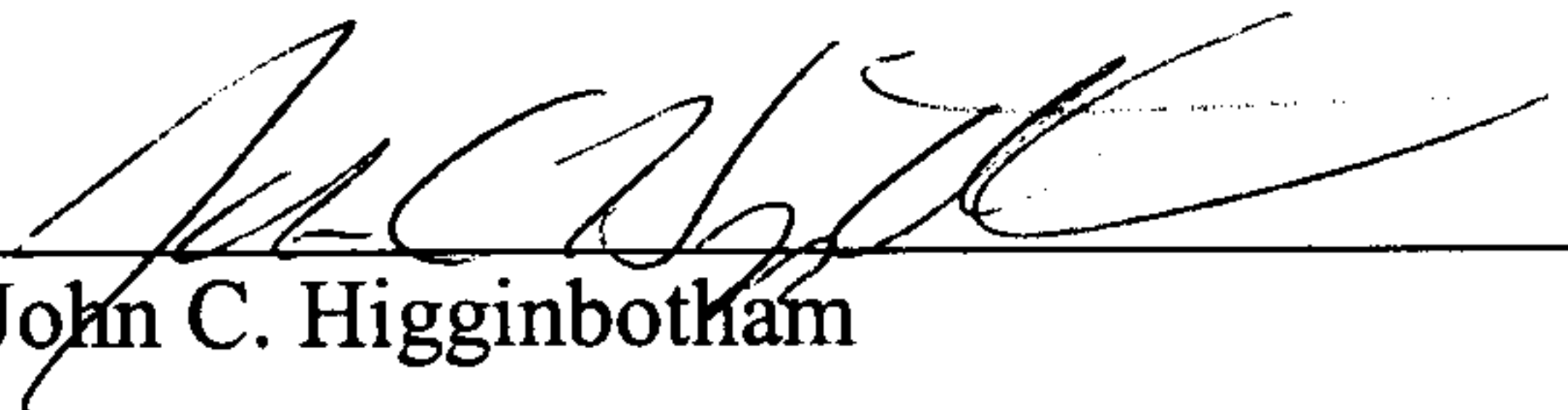
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/05/2012  
State of Alabama  
Deed Tax: \$3.50

IN WITNESS WHEREOF, Grantors, Sarah H. Higginbotham and John C. Higginbotham, have hereunto set their signatures and seals on August 27, 2012.

  
\_\_\_\_\_  
Sarah H. Higginbotham

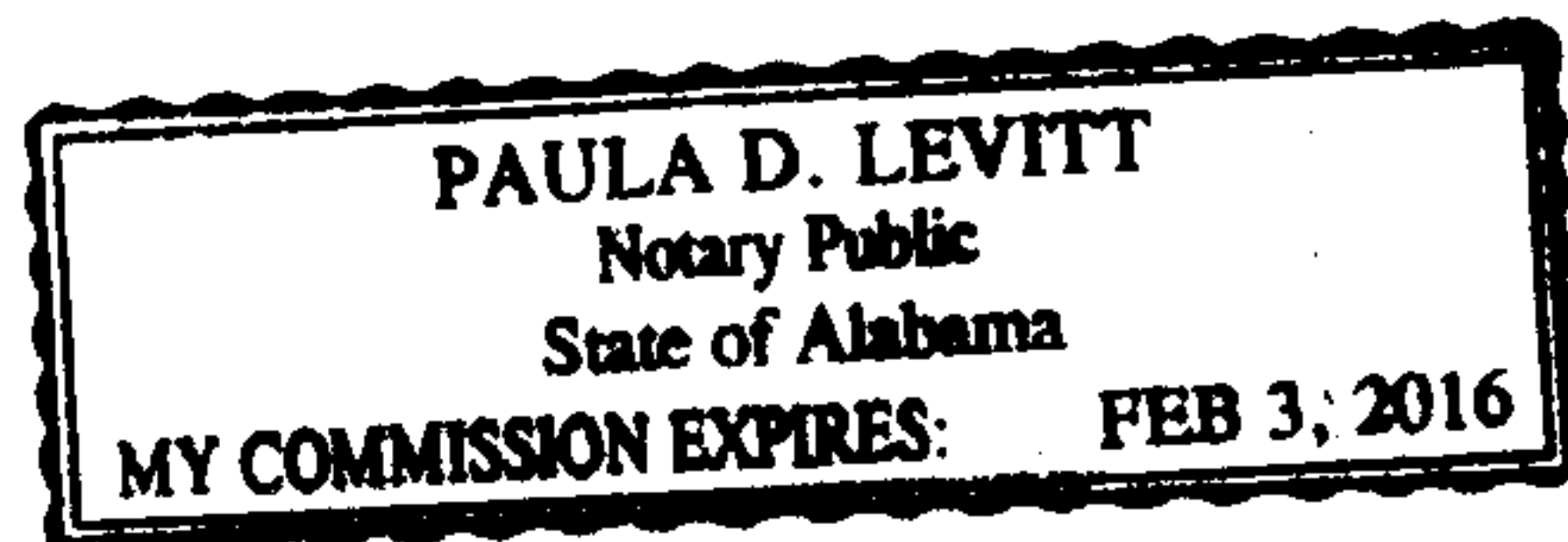
  
\_\_\_\_\_  
John C. Higginbotham

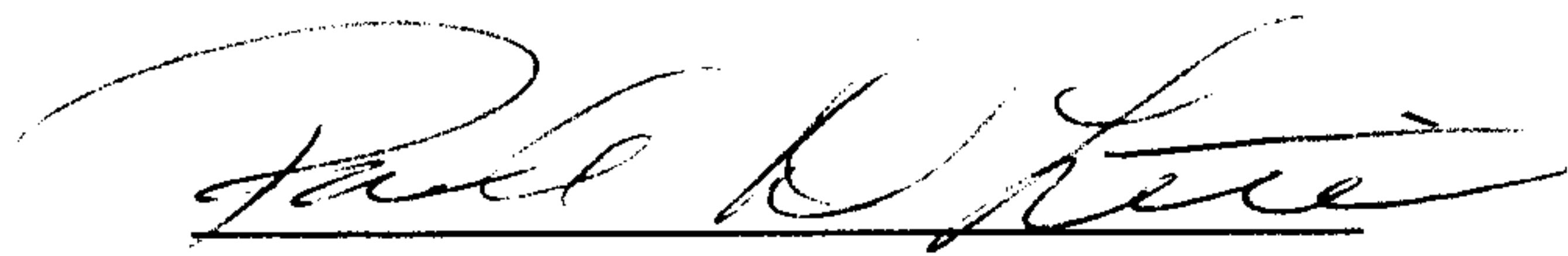
STATE OF ALABAMA     )  
                                     :  
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sarah H. Higginbotham and husband, John C. Higginbotham, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of August, 2012.

(NOTARIAL SEAL)



  
\_\_\_\_\_  
Notary Public  
Print Name: Paula D. Levitt  
Commission Expires: 2-3-16

  
20120905000334570 2/3 \$21.50  
Shelby Cnty Judge of Probate, AL  
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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 Sarah Hammett Higginbotham & John Caleb Higginbotham Grantee's Name Sisily Dawson McClain & William Charles Warner  
Mailing Address 532 County Road 1169 Mailing Address 2100 Chandabrook Drive  
Cullman AL 35057 Pelham AL 35124

Property Address 2100 Chandabrook Drive  
Pelham, AL 35124

Date of Sale August 27, 2012  
Total Purchase Price \$ 177,000.00  
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)

☐ 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 8-27-2012

Print

Jennifer L. Barik

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1