

WARRANTY DEED

This Instrument Was Prepared By:

Send Tax Notice To:

Luke A. Henderson, Esq.
Bynum & Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Donna T. Taylor
5029 Lakeview Circle
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED TWO THOUSAND DOLLARS 00/100 (\$202,000.00), to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Dorothy Chapman**, an unmarried woman, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Donna T. Taylor** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 21, according to the Amended Survey of The Cottages at Southlake, as recorded in Map Book 16, Page 139, in the Probate Office of Shelby County, Alabama. Together with an undivided interest in and to the "Common Area" as designated on the said record map.

\$50,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

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

IN WITNESS WHEREOF, we have hereunto set my hand and seal, this 23rd day of August 23, 2012.


Dorothy H. Chapman, by Don Chapman,
her Attorney in Fact


Dorothy H. Chapman, by Jim Chapman
her Attorney in Fact


Dorothy H. Chapman, by Sue Dennis
her Attorney in Fact

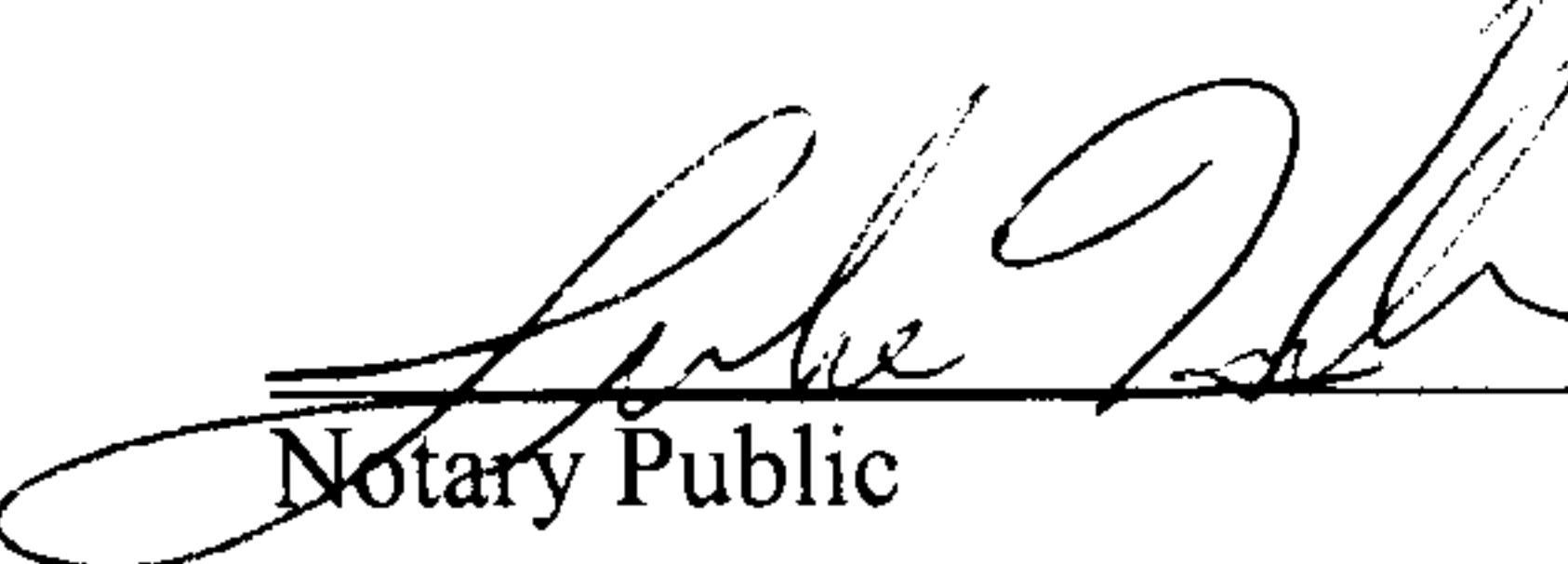

Dorothy H. Chapman, by Shirley Chapman
her Attorney in Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that Don Chapman, Jim Chapman, Sue Dennis and Shirley Chapman, whose names as Attorney in Fact for Dorothy H. Chapman, are signed to the foregoing instrument, and who are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, they in their capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 23rd day of August, 2012.

My Commission Expires: 7/26/16
{AFFIX SEAL}


Notary Public

Property Address:
5029 Lakeview Circle
Hoover, AL 35244
Grantor's Address:
602 Olde Towne Way
Alabaster, AL 35007

Shelby County, AL 09/12/2012
State of Alabama
Deed Tax: \$152.00

Real Estate Sales Validation Form

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

Grantor's Name Dorothy Chapman
Mailing Address 602 olde Towne way
Alabaster AL 35007

Grantee's Name Donna T. Taylor
Mailing Address 5029 Lakeview Circle
Hoover AL 35244

Property Address 5029 Lakeview Circle
Hoover AL 35244

Date of Sale 8-23-12
Total Purchase Price \$ 202,000.00

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 8-23-12

Print Tisha Echelberger

☐ Unattested

Sign

Tisha Echelberger

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1