

This instrument was prepared by:
Anthony D. Snable, Attorney
Snable, Chaney & Snable, LLC
The Plaza Building
2112 11th Avenue South, Suite 528
Birmingham, AL 35205

Send Tax Notices to:
Misty M. Mitchell
130 Clear Creek Drive
Alpine, AL 35014

WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY THOUSAND AND NO/100 DOLLARS (\$80,000.00) to the undersigned grantor(s) (whether one or more); in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, I or we, Kathy M. Slaton and husband, Gary M. Slaton, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto Misty M. Mitchell, (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 4, according to the Survey of Chelsea Estates, First Addition, as recorded in Map Book 5, Page 65, in the Probate Office of Shelby County, Alabama..

SUBJECT TO:

1. Advalorem taxes for the current tax year, 2012.
2. Easements, restrictions, reservations and conditions of record.

\$ 60,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith:

TO HAVE AND TO HOLD to the said grantee, his, her or their 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 or their 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 or their heirs and assigns forever, against the lawful claims of all persons.


20121005000382540 1/5 \$44.00
Shelby Cnty Judge of Probate, AL
10/05/2012 12:10:34 PM FILED/CERT

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s)
and seal(s) this 25th day of September, 2012.

Kathy M. Slaton
Kathy M. Slaton

Gary M. Slaton
Gary M. Slaton

~~STATE OF ALABAMA)~~

~~Barbour COUNTY)~~

~~I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Kathy M. Slaton, whose name(s) (is/are) signed to the foregoing conveyance,
and who (is/are) known to me, acknowledged before me on this day, that being informed
of the contents of the conveyance, HE/SHE/they executed the same voluntarily on the
day the same bears date.~~

2012

~~Given under my hand and official seal this 25th day of September~~

Kenneth W. Davis
Notary Public

My commission expires:

KENNETH W. DAVIS
Notary Public, At Large
My Comm. Expires Sept. 10, 2013



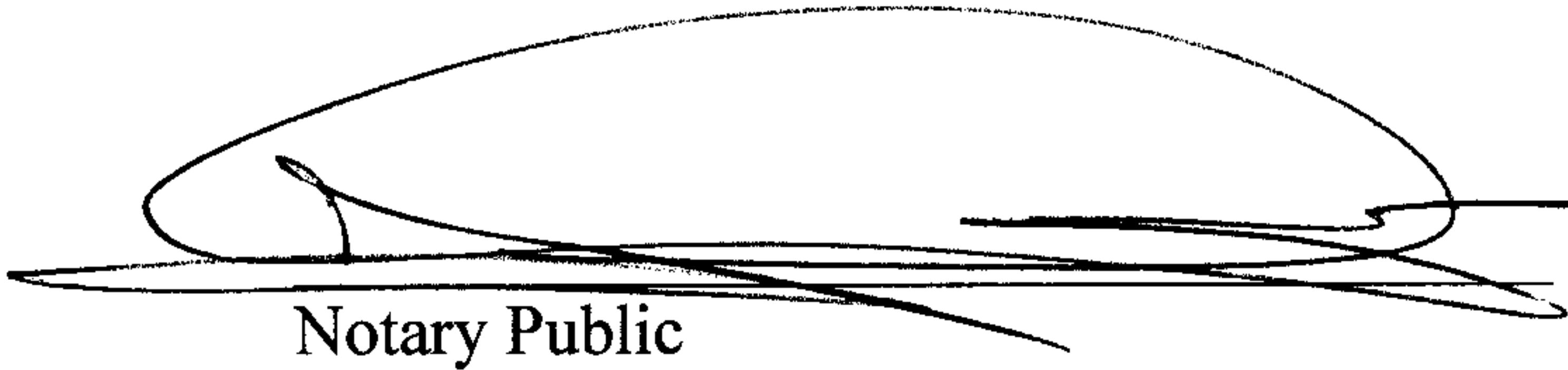
20121005000382540 2/5 \$44.00
Shelby Cnty Judge of Probate, AL
10/05/2012 12:10:34 PM FILED/CERT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathy M. Slaton, whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of October
2012


Notary Public

My commission expires: 11-10-15


20121005000382540 3/5 \$44.00
Shelby Cnty Judge of Probate, AL
10/05/2012 12:10:34 PM FILED/CERT



STATE OF ALABAMA)

/ Barbour COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary M. Slaton, whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of September
2012

/ Kenneth W. Davis
Notary Public

My commission expires: /

KENNETH W. DAVIS
Notary Public, AL State at Large
My Comm. Expires Sept. 16, 2013

20121005000382540 4/5 \$44.00
Shelby Cnty Judge of Probate, AL
10/05/2012 12:10:34 PM FILED/CERT

Shelby County, AL 10/05/2012
State of Alabama
Deed Tax: \$20.00

Real Estate Sales Validation Form

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

Grantor's Name Kathy M. Slaton
Mailing Address 73 Little Creek Circle
Chelsea, AL 35043

Grantee's Name Misty M. Mitchell
Mailing Address 130 Clear Creek Drive
Alpine, AL 35014

Property Address 73 Little Creek Circle
Chelsea, AL 35043

Date of Sale 10/4/12
Total Purchase Price \$ 80,000.00

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 10/4/12

Print Kathy M. Slaton

Unattested

Signature

Kathy M. Slaton
(Grantor/Grantee/Owner/Agent) circle one

(verified by)
Anthony D. Snable, Attorney

Form RT-1

