

1208228
This Instrument was Prepared by:
Shannon E. Price, Esq.

P. O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Chase L. Headley
226 West Willow Circle
Calera, AL 35040



20121026000412300 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
10/26/2012 11:51:24 AM FILED/CERT

Shelby County, AL 10/26/2012
State of Alabama
Deed Tax: \$8.00

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Forty Seven Thousand Seven Hundred Dollars and No Cents (\$147,700.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Crystal A. Headley, an unmarried woman, whose mailing address is**

100 Addison Dr. Calera AL 35040

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Chase L. Headley, whose mailing address is 226 West Willow Circle, Calera, AL 35040** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 226 West Willow Circle, Calera, AL 35040**; to wit;

LOT 46, ACCORDING TO THE MARENGO SUBDIVISION, SECTOR TWO, AS RECORDED IN MAP BOOK 26, PAGE 90, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This deed is being executed in full settlement of that final divorce decree Case # DR-2012-900327.00, Shelby County, Alabama.

\$140,109.00 of the price above is being paid by the proceeds of a mortgage loan executed and recorded simultaneously herewith.

Subject to:

1. All taxes for the year 2012 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
5. Such state of facts as shown on subdivision plat recorded in Plat Book 26, Page 90.
6. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but limited to, oil, gas, sand and gravel in, on, and under subject property. Anything to the contrary notwithstanding this deed does not attempt to set out the manner in which any oil, gas, or mineral rights, or any rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.
7. 35' building line front as shown on recorded Map Book 26, Page 90.
8. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 2000-1164 in the Probate Office of Shelby County, Alabama.
9. Transmission Line Permits to Alabama Power Company recorded in Deed Book 121, Page 464; Deed Book 188, Page 43 and Deed Book 80, Page 195.
10. Easement to South Central Bell recorded in Instrument 1999-38301.
11. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 144, Page 193 and 196.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

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

And I do for myself and for my heirs, executors and administrators covenant with the said Grantee, his 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 Grantees, his heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of October, 2012.


Crystal A. Headley

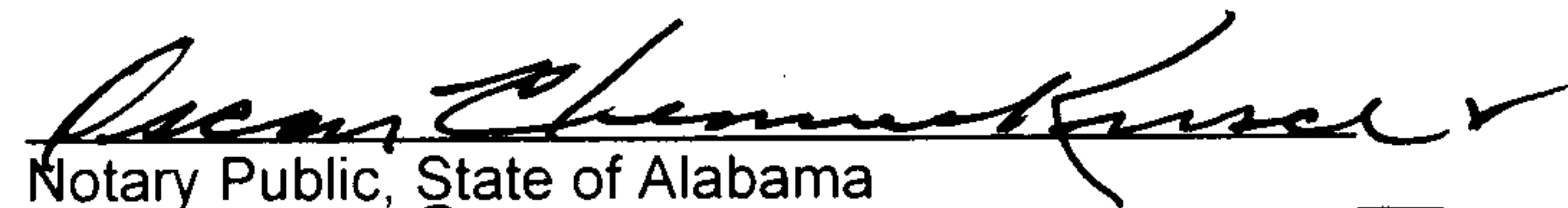
State of Alabama

} General Acknowledgment

Shelby County

I, Oscar Clemens Kirsch Jr Notary Public in and for the said County, in said State, hereby certify that Crystal A. Headley, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18th day of October, 2012.


Notary Public, State of Alabama
Oscar Clemens Kirsch Jr
Printed Name of Notary
My Commission Expires: 02 28 14


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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 Crystal A Headley

Grantee's Name Chase L. Headley

Mailing Address 100 Addison Dr
Calera, AL 35040

Mailing Address 226 West Willow Circle
Calera, Alabama 35040

Property Address 226 West Willow Circle
Calera, Alabama 35040

Date of Sale October 18, 2012

Total Purchase Price

or

Actual Value

or

Assessor's Market Value \$147,700.00

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 of 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 October 23, 2012

Unattested

Print

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1