

After Recording Send Tax Notice To:

Bebe Abner
146 Lake Forest Way
Maylene, AL 35114



20121119000444390 1/3 \$231.50
Shelby Cnty Judge of Probate, AL
11/19/2012 02:37:57 PM FILED/CERT

WARRANTY DEED

Shelby County, AL 11/19/2012
State of Alabama
Deed Tax: \$213.50

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, I, **Bebe K. Abner**, a single woman, (herein referred to as Grantor), who certifies that the property conveyed hereby does constitute her homestead, grants, bargains, sells and conveys unto **Bebe K. Abner, Trustee of the Bebe K. Abner Living Trust dated July 31, 2008**, (herein referred to as Grantee), the real estate described below situated in Shelby County, Alabama, to wit:

Lot 122, according to the survey of Lake Forest First Sector, as recorded in Map Book 24, Page 62, in the Probate Office of Shelby County, Alabama.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee, her heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND I, do for myself, covenant with the 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 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, **Bebe K. Abner** has hereunto set his hand and seal this 10th day of August, 2012.


Bebe K. Abner

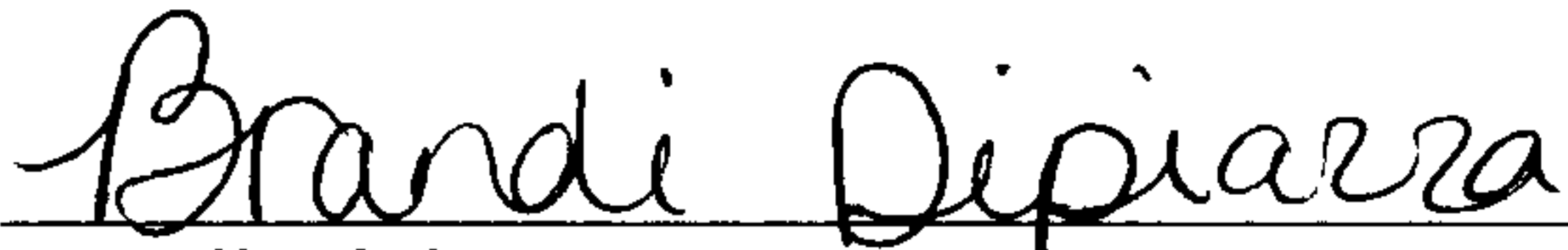

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STATE OF ALABAMA

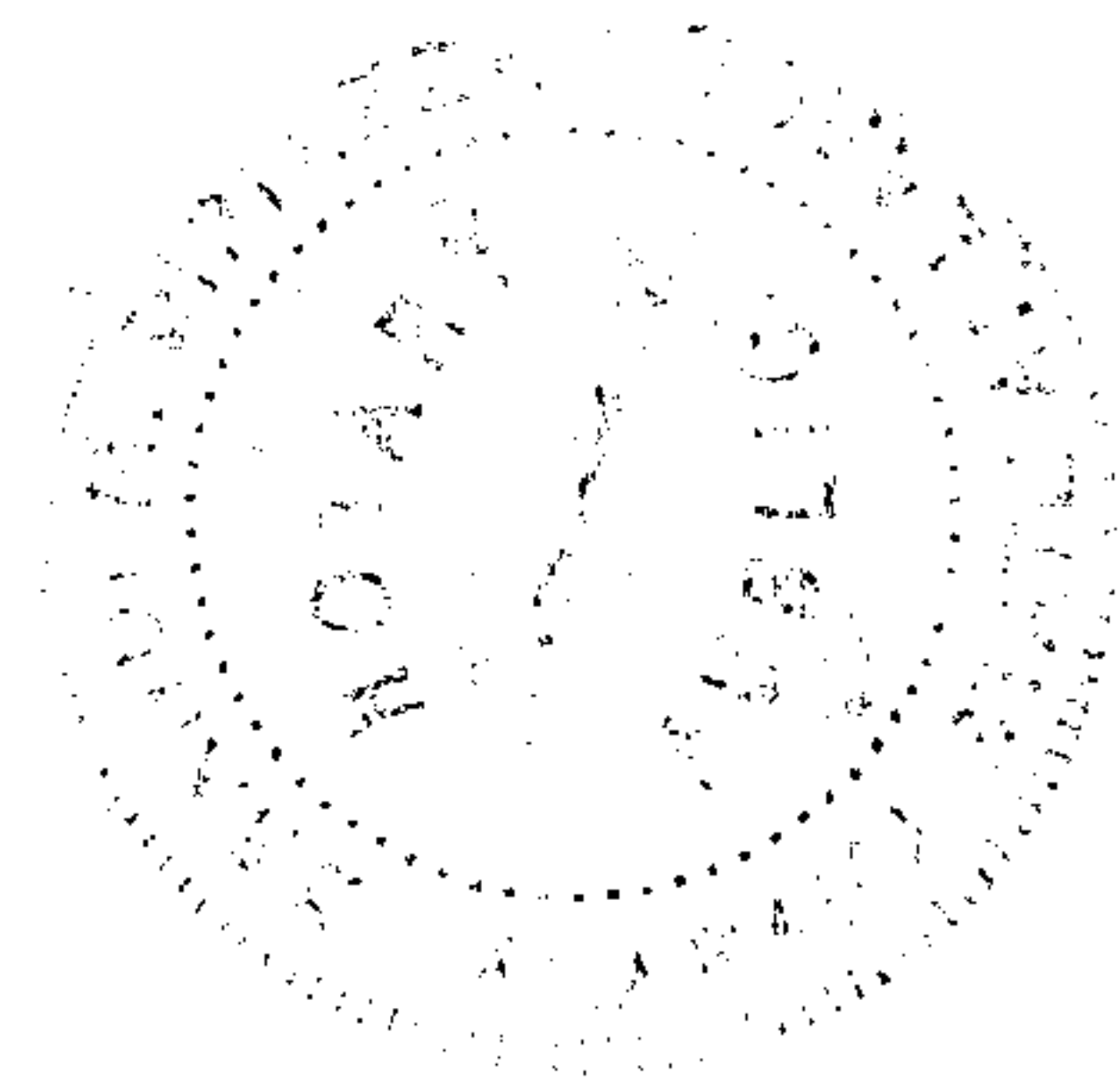
COUNTY OF SHELBY

I, Brandi Dipiazza, a Notary Public in and for said County, in said State, hereby certify that **Bebe K Abner, also known as Bebe B. Morgan, a single woman** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me 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 of office
this 10th day of August, 2012.


Brandi Dipiazza, NOTARY PUBLIC
My Commission Expires: 2/7/2016

This Document Prepared By:
Steve Bailey
Bailey & Holliman Estate
Planning Law Firm
2491 Pelham Parkway
Pelham, AL 35124
(205) 663-0281



Real Estate Sales Validation Form

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

Grantor's Name Bebe Abner
Mailing Address 146 Lake Forestway
Maylene, AL 35114

Grantee's Name Bebe K. Abner Living Trust
Mailing Address 146 Lake Forestway
Maylene, AL 35114

Property Address 146 Lake Forestway
Maylene, AL 35114

Date of Sale August 10, 2012
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 213,300.00

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 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 8-10-12

Print John R. Holliman

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1