


SEND TAX NOTICE TO:
Daryl Ingram and Christy Ingram

This instrument was prepared by:
Frank Steele Jones
Frank Jones & Associates, LLC
500 Southland Drive, Suite 230
Hoover, AL 35226


20121121000447220 1/2 \$34.00
Shelby Cnty Judge of Probate, AL
11/21/2012 11:48:55 AM FILED/CERT

CORPORATE WARRANTY DEED

State of Alabama)

KNOW ALL MEN BY THESE PRESENTS:

Shelby County)

That in consideration of **Nineteen Thousand dollars and Zero cents (\$19,000.00)**, and other good and valuable considerations to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Southfirst Mortgage by and through its Sr. Vice-President, Anna L. Tyler** (herein referred to as the "Grantor"), grants, bargains, sells and conveys unto **Daryl Ingram and wife, Christy Ingram** (herein referred to as the "Grantees"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 35, according to the Survey of Fieldstone Park, Fourth Sector, as recorded in Map Book 31, page 3 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

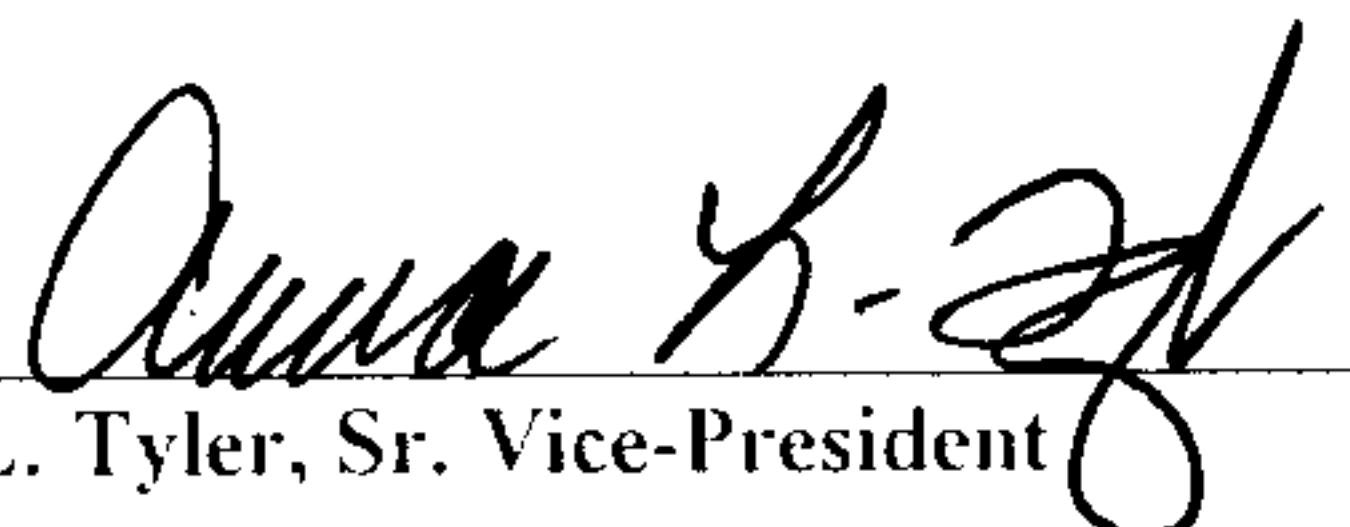
Subject to ad valorem taxes for the years 2013, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

And I, on behalf of the Corporation do for myself and the Corporation, its successors and assigns, covenant with the said Grantees, their heirs and assigns, that the Corporation is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that the Corporation has a good right to sell and convey the same as aforesaid; that I, on behalf of the Corporation, shall for myself and the Corporation, its successors and assigns, warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its **Sr. Vice-President, Anna Tyler** who is authorized to execute this conveyance, hereto sets its signature and seal, this the **15th day of November, 2012**

Southfirst Mortgage

By:  (SEAL)
Anna L. Tyler, Sr. Vice-President

State of Alabama)

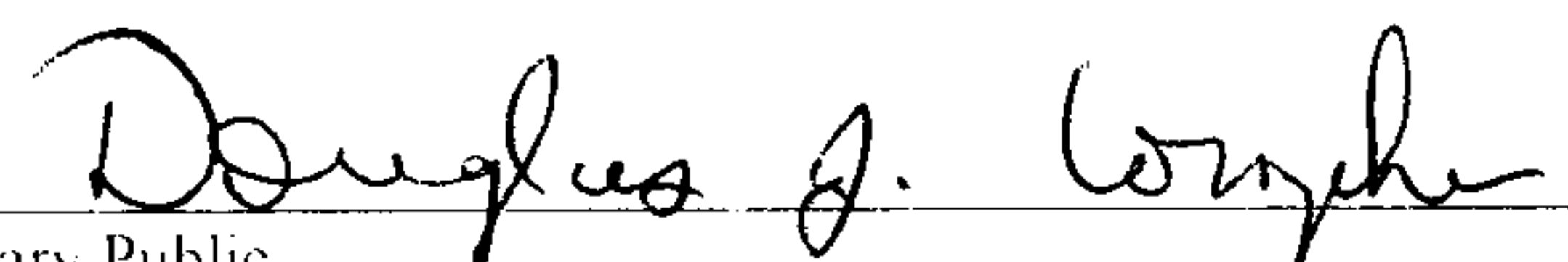
Corporate Acknowledgment

Talladega County)

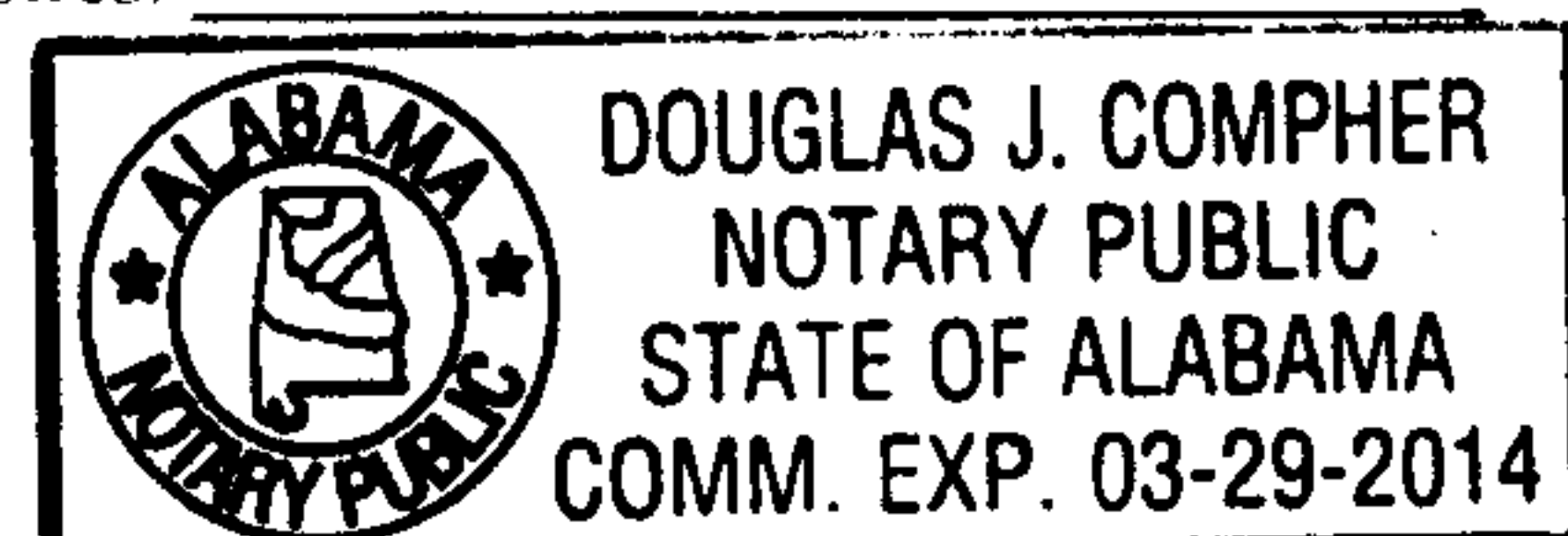
I, Douglas J. Comphe, a Notary Public in and for said County, in said State, hereby certify that **Southfirst Mortgage, by and through its Sr. Vice-President, Anna Tyler**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the **16th day of November, 2012**.

(SEAL)


Notary Public
My Commission Expires: _____

FILE NO: 2010757



Real Estate Sales Validation Form

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

Grantor's Name SOUTH FIRST MORTGAGE
Mailing Address 126 N. WORTON AVE
SHREVEPORT, AL 35150

Grantee's Name DONAL & CHRISTY MCGRON
Mailing Address _____


Property Address LOT 35 MORRISTONE DR.
HELEN, AL 35080

Date of Sale 11/16/12
Total Purchase Price \$ 19,000
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


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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 11/16/12

Print FRANKIE JONES

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Shelby County, AL 11/21/2012
State of Alabama
Deed Tax: \$19.00

Filed by)

Print Form

Form RT-1