

This document prepared by:
Law Office of John A. Gant, PC
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Jackie & Joann May
2768 Berkeley Drive
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20121129000457180 1/5 \$154.00
Shelby Cnty Judge of Probate, AL
11/29/2012 02:10:40 PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Three Hundred Seventy Thousand and 00/100 Dollars (\$370,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, LEIGH LICHTY PIPKIN and CHARLES PETER LICHTY, II, as Co-Personal Representatives of the Estate of Towana Ballard Lichty, deceased, Shelby County, Alabama, Probate Case No. PR-2010-000437 (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JACKIE B. MAY and JOANN J. MAY, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00) of the consideration is from a purchase money first mortgage filed simultaneously with this deed.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 11/29/2012
State of Alabama
Deed Tax: \$130.00

Dated this the 9th day of November, 2012.


LEIGH LICHTY PIPKIN, as Co-Personal
Representative of the Estate of Towana Ballard
Lichty, deceased, Shelby County, Alabama, Probate
Case No. PR-2010-000437

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that
LEIGH LICHTY PIPKIN, as Co-Personal Representative of the Estate of Towana Ballard
Lichty, deceased, Shelby County, Alabama, Probate Case No. PR-2010-000437, 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.

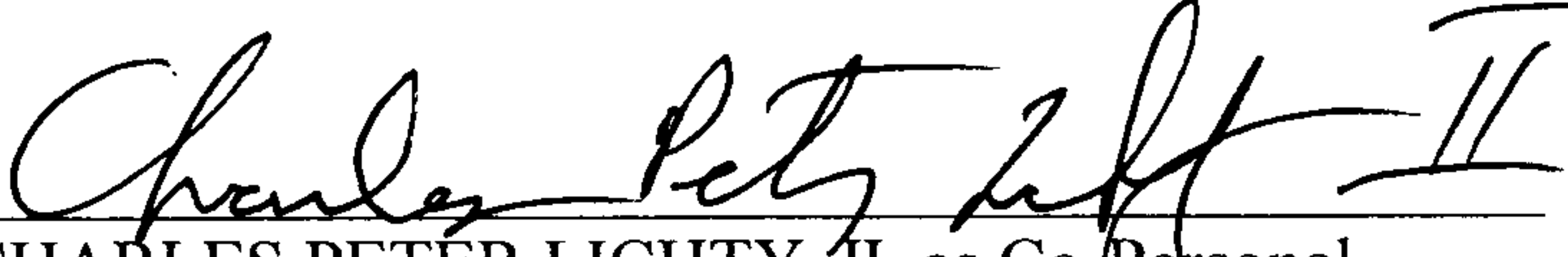
Given under my hand and official seal this the 9th day of November, 2012.


NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/2013



20121129000457180 2/5 \$154.00
Shelby Cnty Judge of Probate, AL
11/29/2012 02:10:40 PM FILED/CERT

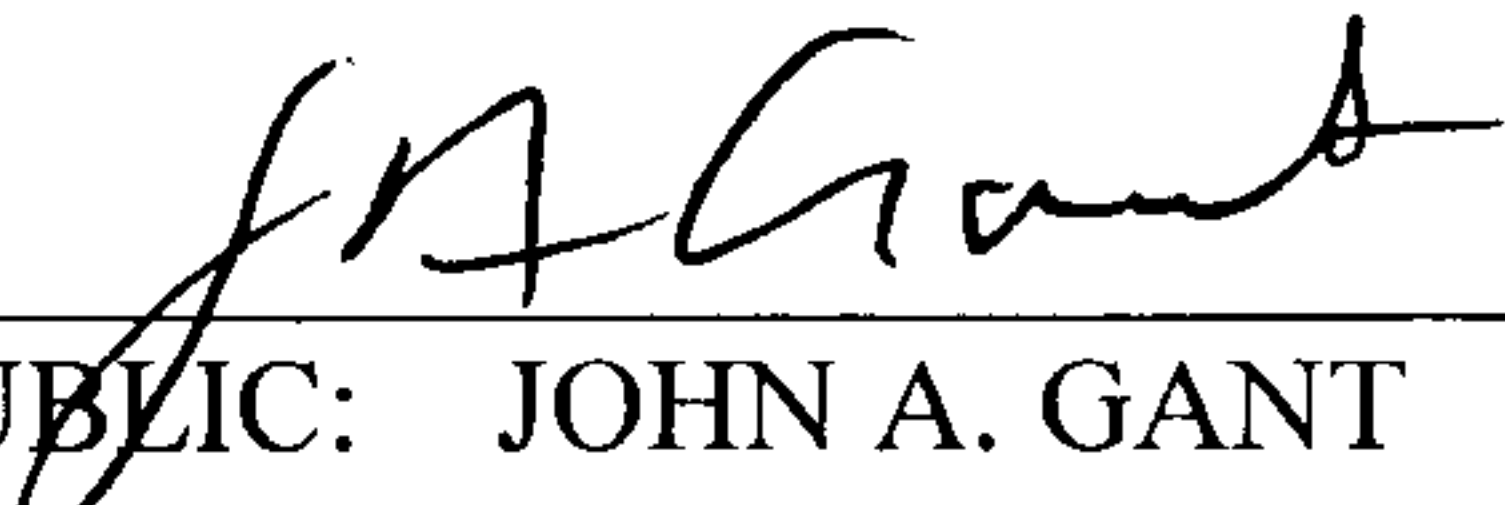
Dated this the 9th day of November, 2012.


CHARLES PETER LICHTY, II, as Co-Personal
Representative of the Estate of Towana Ballard
Lichty, deceased, Shelby County, Alabama, Probate
Case No. PR-2010-000437

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that CHARLES PETER LICHTY, II, as Co-Personal Representative of the Estate of Towana Ballard Lichty, deceased, Shelby County, Alabama, Probate Case No. PR-2010-000437, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of November, 2012.


NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/2013

Property Address:
2768 Berkeley Dr.
Birmingham, AL 35242

Grantee's Address:
2768 Berkeley Dr.
Birmingham, AL 35242

Grantor's Address:
2901 Montevallo Road
Birmingham, AL 35223


20121129000457180 3/5 \$154.00
Shelby Cnty Judge of Probate, AL
11/29/2012 02:10:40 PM FILED/CERT

EXHIBIT "A"

Lot 10-A, in Block 9, according to the Amended Map, First Addition to Woodford, a residential subdivision, as recorded in Map Book 10, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama.

AND

Lot 10-B, Resurvey of Lots 10 & 11 of the Amended Map of the First Addition to Woodford, as recorded in Map Book 13, Page 26, in the Office of the Judge of Probate of Shelby County, Alabama.


20121129000457180 4/5 \$154.00
Shelby Cnty Judge of Probate, AL
11/29/2012 02:10:40 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	<u>Estate of Towana Ballard Lichty</u>	Grantee's Name	<u>Jackie B. & Joann J. May</u>
Mailing Address	<u>2901 Montevallo Rd.</u>	Mailing Address	<u>2768 Berkeley Dr.</u>
	<u>Birmingham, AL 35223</u>		<u>Birmingham, AL 35242</u>
Property Address	<u>2768 Berkeley Dr.</u>	Date of Sale	<u>11/9/2012</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price	<u>\$ 370,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage	☒ Closing Statement
☐ Bill of Sale	☐ Other
☒ Sales Contract	

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 11/9/2012

Print John A. Gant

Sign

John A. Gant

(Owner/ Agent) circle one

