

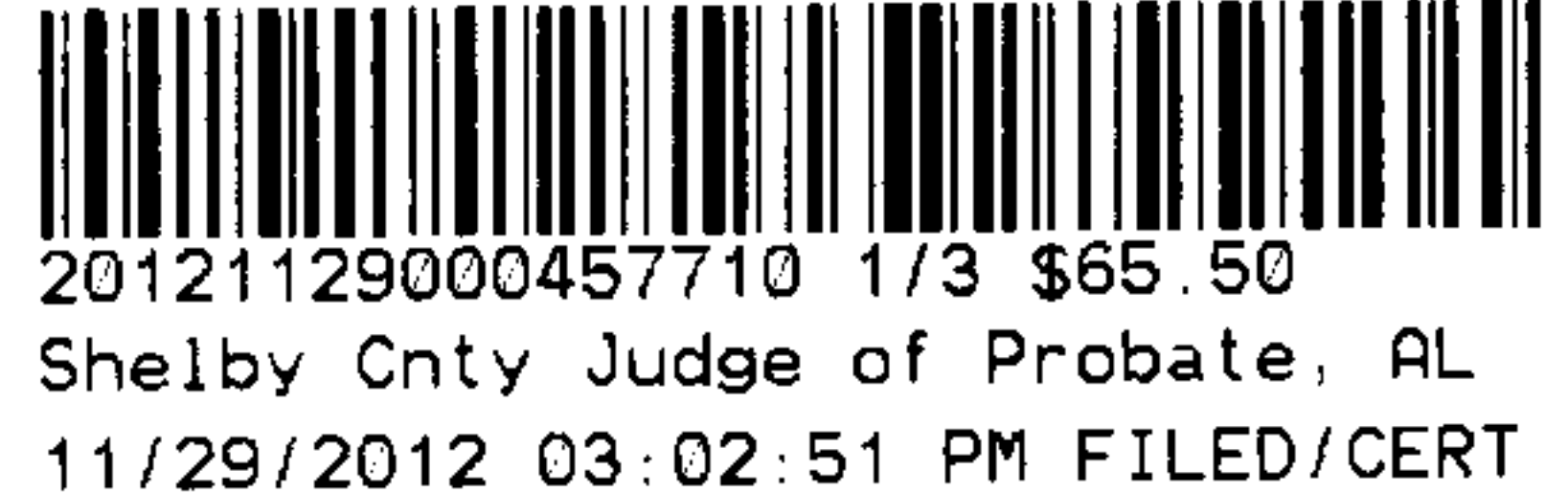
Send tax notice to:

TYLER W. ERWIN
28 LAUREL RIDGE DRIVE
WILSONVILLE, ALABAMA, 35186

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2012566



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-Seven Thousand Five Hundred and 00/100 Dollars (\$47,500.00) in hand paid to the undersigned, JAMES G. WRIGHT, A SINGLE INDIVIDUAL (hereinafter referred to as "Grantors") by TYLER W. ERWIN and SHARON R. ERWIN (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF LAUREL RIDGE ESTATES, AS RECORDED IN MAP BOOK 16, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. ROADS, WAYS, STREAMS OR EASEMENTS, IF ANY, NOT SHOWN OF RECORD, RIPARIAN RIGHTS AND THE TITLE TO ANY FILLED IN LANDS.
3. RESTRICTIONS, LIMITATIONS AND CONDITION AS SET OUT IN PLAT BOOK 16, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY.
4. RIGHTS OF OTHERS TO USE THE COMMON DRIVE AS SHOWN IN MAP BOOK 16, AGE 98, IN THE PROBATE OFFICE.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR AS DEFINED BY THE CODE OF ALABAMA.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 11/29/2012
State of Alabama
Deed Tax: \$47.50

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 9th day of November, 2012.

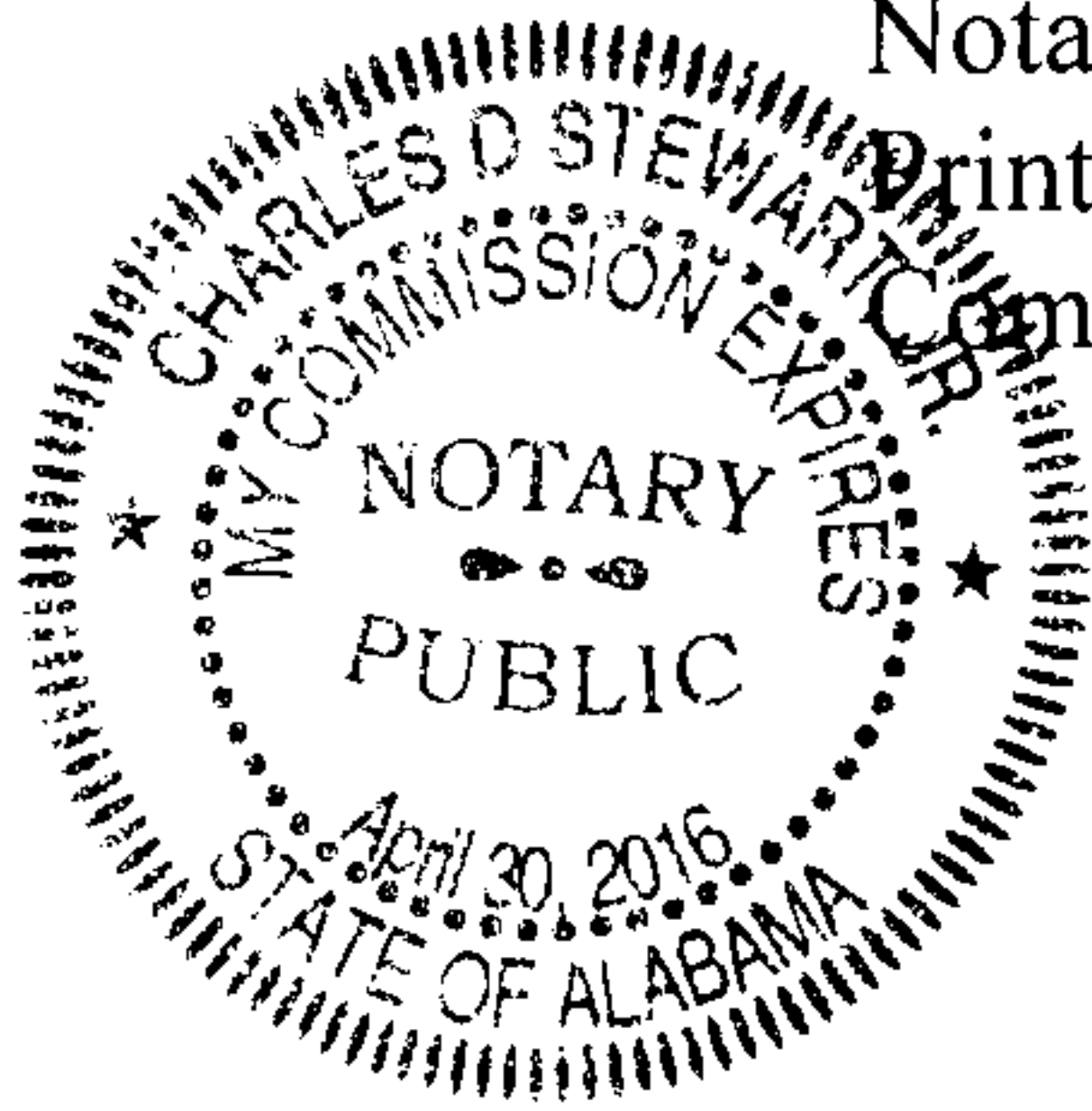


JAMES G. WRIGHT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES G. WRIGHT, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, 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

Print Name: *Charles D. Stewart*

Commission Expires: *4-30-16*


20121129000457710 2/3 \$65.50
Shelby Cnty Judge of Probate, AL
11/29/2012 03:02:51 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 James G. Wright
Mailing Address 60 Buford Lane
Pennington, FL 32504

Grantee's Name Tyler W. Erwin
Mailing Address Sharon R. Erwin

Property Address 28 Laurel Ridge Dr.
Wilsonville AL 35116

Date of Sale 11-9-12

Total Purchase Price \$ 47,500

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 11-9-12

Print Tyler W. Erwin

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 9th DAY OF November, 2012.



20121129000457710 3/3 \$65.50
Shelby Cnty Judge of Probate, AL
11/29/2012 03:02:51 PM FILED/CERT

NOTARY PUBLIC