

20121212000476190 1/5 \$403.50
Shelby Cnty Judge of Probate, AL
12/12/2012 03:31:33 PM FILED/CERT

Return to: Mr. Mrs. Charles S. Mehaffey
1580 Whisper Bay Blvd.
Gulf Breeze, Florida 32563

Prepared by: Kathleen K. DeMaria
Alabama Bar No. 8730-E43D
Smith, Sauer & DeMaria
Post Office Box 12446
Pensacola, FL 32582-2446

W A R R A N T Y D E E D

FAIR MARKET VALUE \$ _____

THIS INDENTURE, Made this 10th day of April, 2012, between Charles S. Mehaffey and Susie P. Mehaffey, husband and wife, of the County of Santa Rosa, State of Florida, hereinafter referred to as "grantor" and Charles Steven Mehaffey and Susie Powell Mehaffey as Trustees of the Charles Steven Mehaffey Revocable Trust Agreement dated October 28, 2004, by and between Charles Steven Mehaffey as Grantor and Charles Steven Mehaffey and Susie Powell Mehaffey as Trustees, whose post office address is 1580 Whisper Bay Blvd., Gulf Breeze, Florida 32563, and Susie Powell Mehaffey and Charles Steven Mehaffey as Trustees of the Susie Powell Mehaffey Revocable Trust Agreement dated October 28, 2004, formerly known as the Margaret Sue Mehaffey Revocable Trust dated October 28, 2004, by and between Susie Powell Mehaffey as Grantor and Susie Powell Mehaffey and Charles Steven Mehaffey as Trustees, whose post office address is 1580 Whisper Bay Blvd., Gulf Breeze, Florida 32563, hereinafter called "grantee".

WITNESSETH, That said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, Charles Steven Mehaffey and Susie Powell Mehaffey as Trustees of the Charles Steven Mehaffey Revocable Trust Agreement dated October 28, 2004, by and between Charles Steven Mehaffey as Grantor and Charles Steven Mehaffey and Susie Powell Mehaffey as Trustees, and to Susie Powell Mehaffey and Charles Steven Mehaffey as Trustees of the Susie Powell Mehaffey Revocable Trust Agreement dated October 28, 2004, formerly known as the Margaret Sue Mehaffey Revocable Trust dated October 28, 2004 by and between Susie Powell Mehaffey as Grantor and Susie Powell Mehaffey and Charles Steven Mehaffey as Trustees all of their interest in the following described land, situate, lying and being in Shelby County, Alabama, to wit:

Lot 2417, according to the Survey of Highland Lakes, 24th Sector, an Eddleman Community, as recorded in Map Book 33, Page 34, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Shelby County, AL 12/12/2012
State of Alabama
Deed Tax: \$379.50

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst.#1996-17543 and further amended in Inst.# 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 24th Sector, recorded as Instrument No.2004043000022617520 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). Mineral and mining rights excepted.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR.

Subject to taxes for the current year, zoning ordinances and restrictions, limitations and easements of record.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. Grantor of the trust has conferred on the trustee the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described in this instrument.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Sign: Patricia E. Sterens Charles S. Mehaffey
Witness Print: PATRICIA E. STERENS Charles S. Mehaffey

Witness Sign: Mary E. Jennings
Witness Print: MARY E. JENNINGS

NOTARIZATION

STATE OF FLORIDA

COUNTY OF ESCAMBIA

I, the undersigned Notary Public in and for said state and county, hereby certify that Charles S. Mehaffey whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said document, he executed the same voluntarily on the day the same bears date.

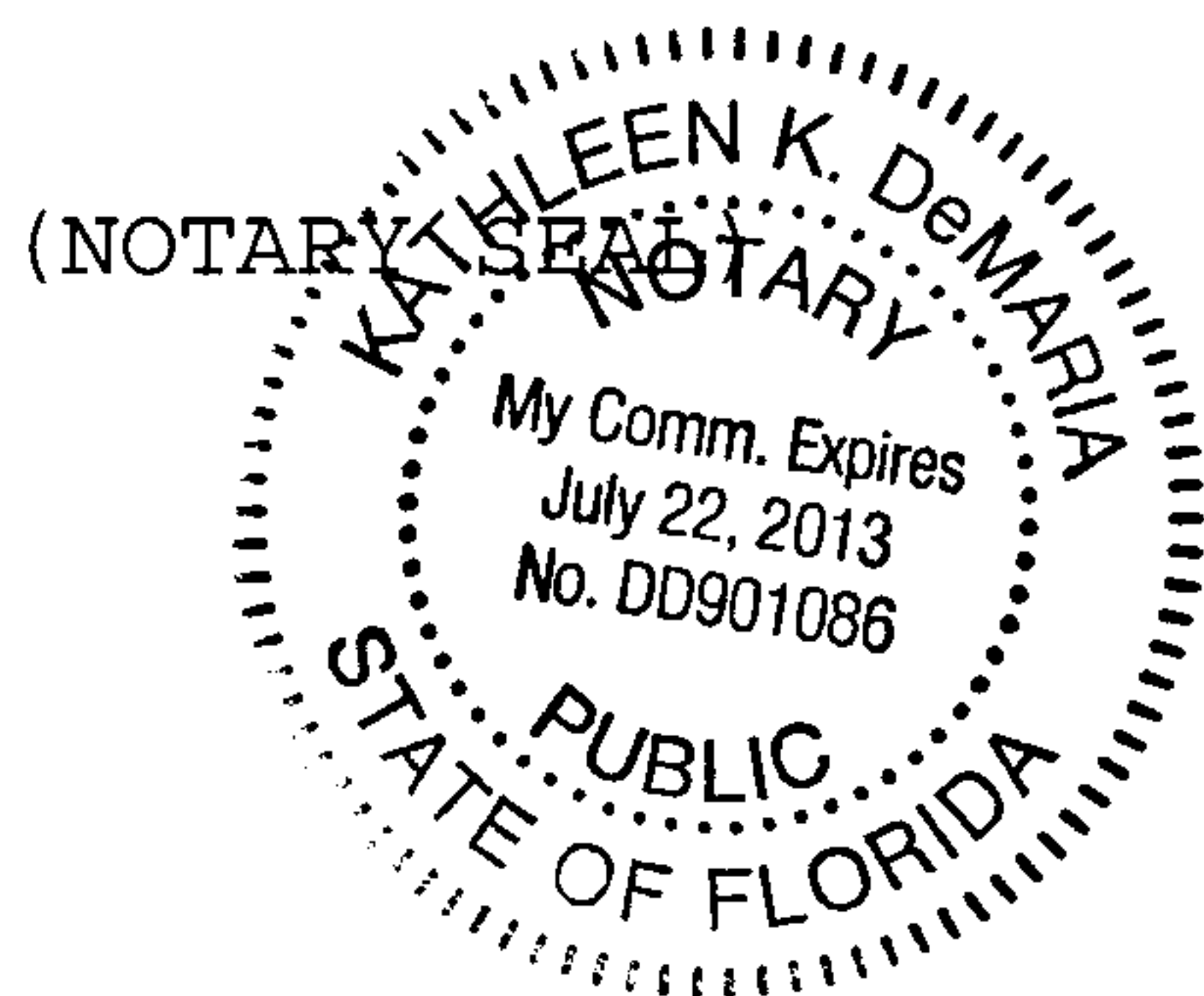
Given under my hand and official seal on this 10th day of April, 2012.



NOTARY PUBLIC

Kathleen K. DeMaria

Printed Name of Notary
My Commission Expires:



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Witness Sign: Patricia E. Stenens
Witness Print: Patricia E. Stenens

Susie P. Mehaffey
Susie P. Mehaffey
a/k/a Susie Powell Mehaffey

Witness Sign: Mary E. Jennings
Witness Print: MARY E. JENNINGS

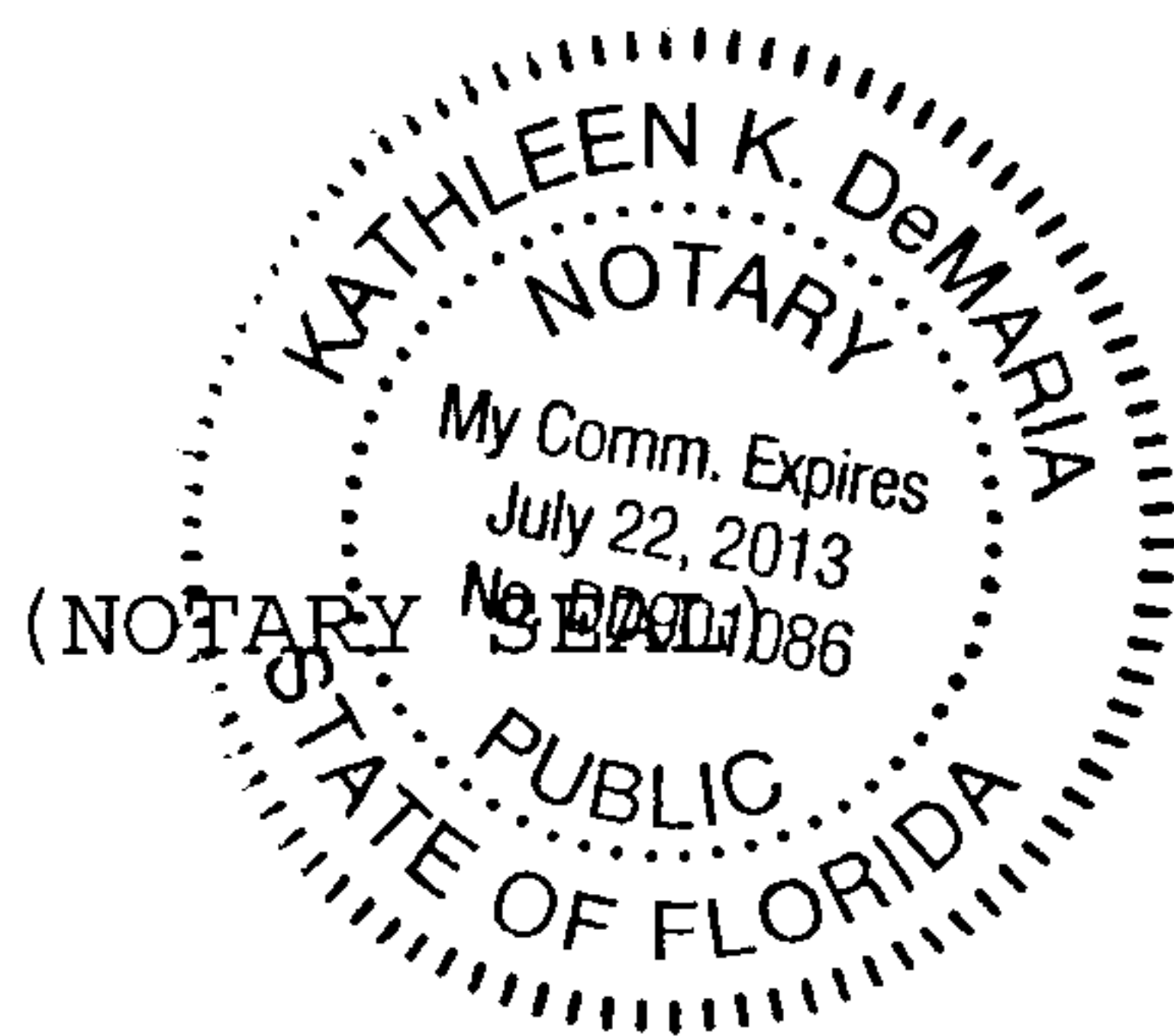
NOTARIZATION

STATE OF FLORIDA

COUNTY OF ESCAMBIA

I, the undersigned Notary Public in and for said state and county, hereby certify that Susie P. Mehaffey whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said document, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 10th day of April, 2012.



Kathleen K. DeMaria
NOTARY PUBLIC
Kathleen K. DeMaria
Printed Name of Notary
My Commission Expires:



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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 Charles S. McHaffey
Mailing Address Susie P. McHaffey
1580 Whisper Bay Blvd
Gulf Breeze, FL 32563

Grantee's Name Charles S. and Susie P
Mailing Address McHaffey as Trustee
of Charles Steven
McHaffey Revocable Trust
Agreement 1580 Whisper Bay
Blvd
Gulf Breeze FL
32563

Property Address 132 Sutton Cir
Birmingham AL 35242

Date of Sale 4-10-12
Total Purchase Price \$ 379,200
or
Actual Value \$ 32563
or

Assessor's Market Value \$ 379,200

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 av

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 12-12-12

Print Charles Steven McHaffey

Unattested

(verified by)

Sign Charles Steven McHaffey

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1