

Send tax notice to:

Joseph K. McGee

Traci R. McGee

841 Camp Branch Circle

Alabaster, AL 35007

NTC1200260

This instrument prepared by:


Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County of Shelby


20121227000495190 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
12/27/2012 02:47:51 PM FILED/CERT

WARRANTY DEED

Shelby County, AL 12/27/2012
State of Alabama
Deed Tax: \$3.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Five Thousand and 00/100 Dollars (\$175,000.00) in hand paid to the undersigned **Floyce Carter and Frances R. Carter, Husband and Wife**, (hereinafter referred to as "Grantors"), by **Joseph K. McGee and Traci R. McGee** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the Southwest 1/4 of the Southeast 1/4, Section 9, Township 21 South, Range 2 West, and more particularly described as follows: Commence at the Southwest corner of the said Southwest 1/4 of the Southeast 1/4, Section 9; thence run Northerly along the West boundary line of the said 1/4 1/4 a distance of 1131.1 feet to the middle of a paved road; thence turn 90 deg. 48 min. right and run Easterly 390.2 feet, more or less, to an iron marker in the middle of said paved road, being the NE corner of the J. V. Lamar and Sharon Blackmon property and the point of beginning; thence turn 103 deg. 29 min. to the right and run Southwesterly along Lamar/Blackmon property a distance of 325.0 feet to an iron marker at a fence corner; thence turn 104 deg. 15 min. left and run Easterly along Lamar/Blackmon property a distance of 325.0 feet to the middle of said paved road; thence turn left and run Northerly along said paved road 325 feet, more or less, thence turn left and run Westerly along same said paved road for 325 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama. Less and except any part lying within the right of way of the public road.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.

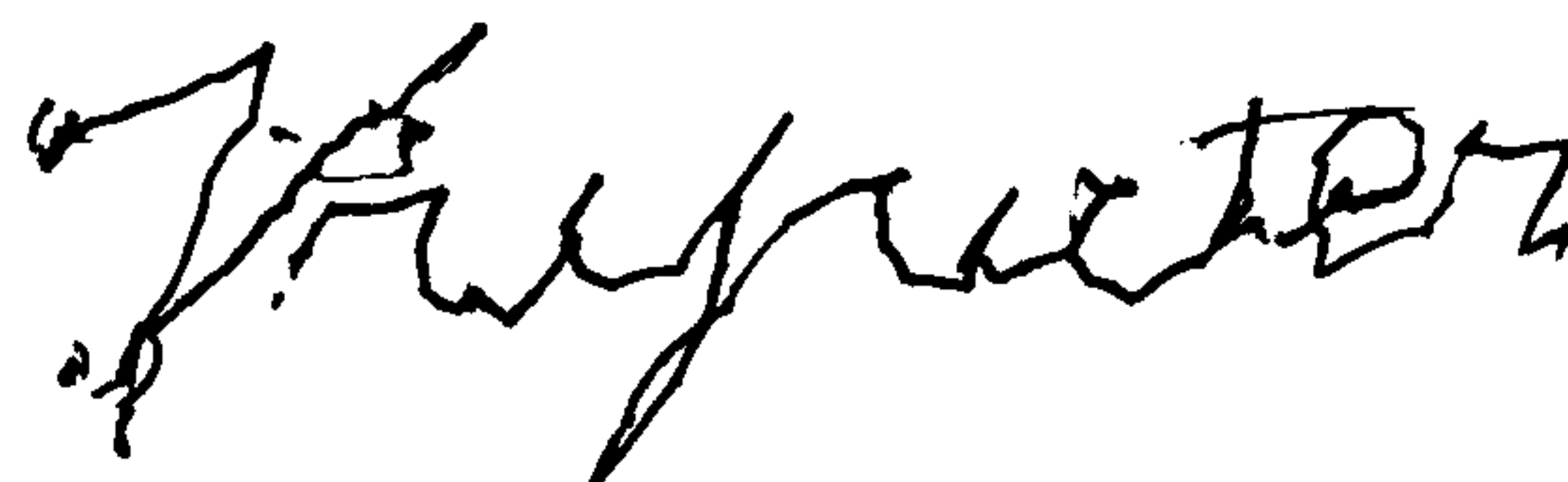
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$171,830.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Floyce Carter and Frances R. Carter have hereunto set their signatures and seals on December 7, 2012.



Floyce Carter



Frances R. Carter



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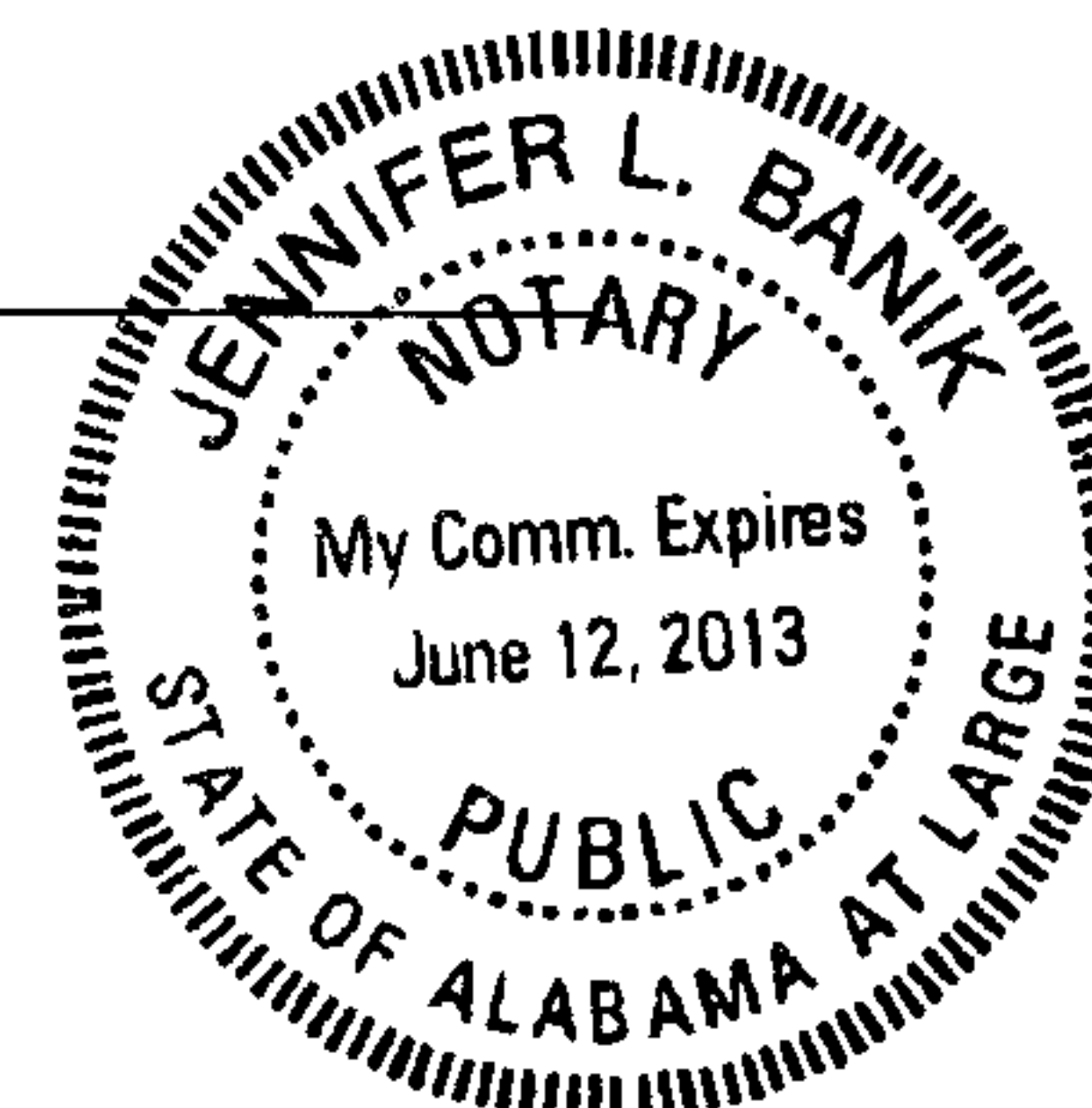
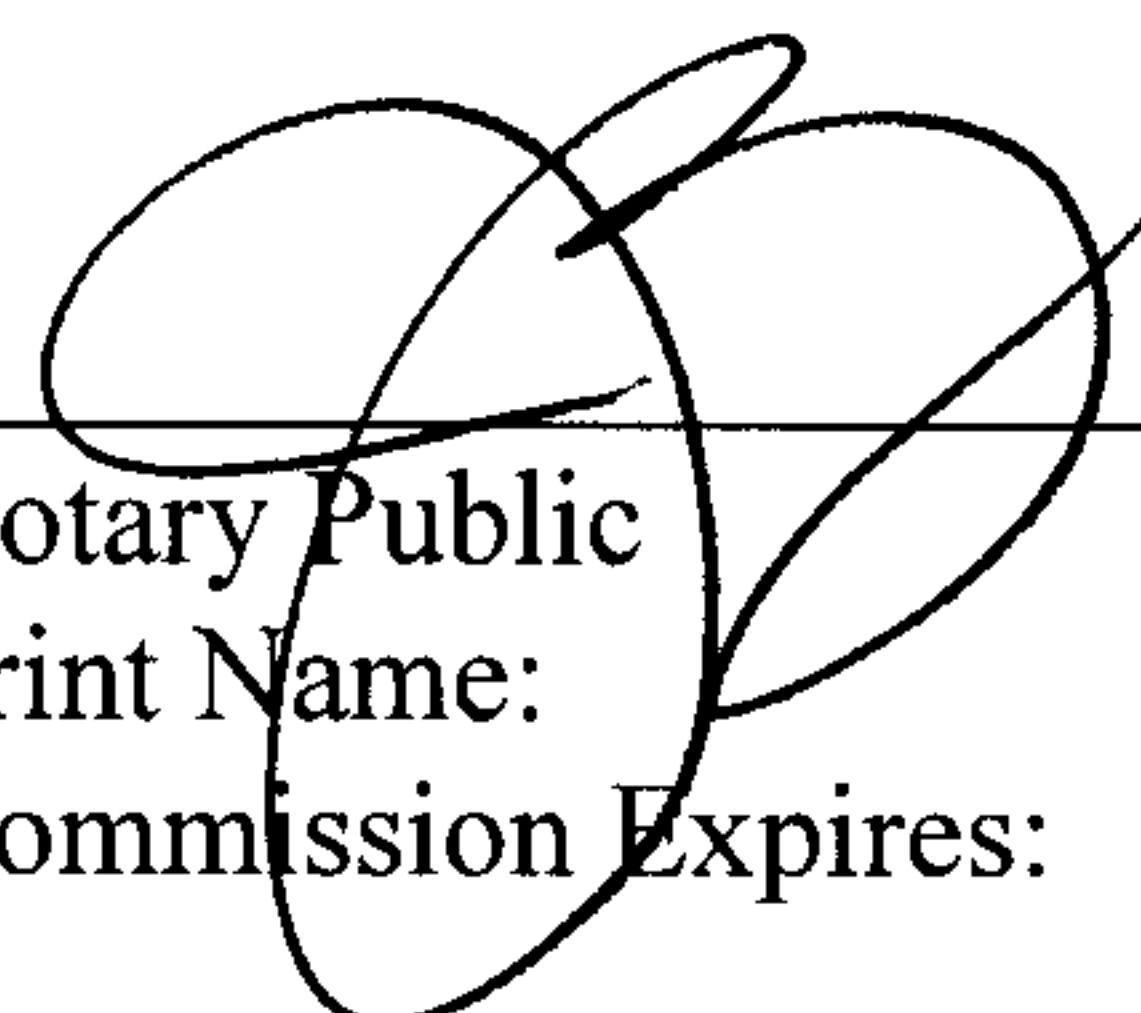
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Floyce Carter and Frances R. Carter, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of December, 2012.

(NOTARIAL SEAL)

Notary Public
Print Name:
Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Floyce Carter
Mailing Address 4728 Spring Creek Rd
Montevallo AL 35115

Grantee's Name Joseph K. McGehee
Mailing Address 841 Camp Branch Circle
Alabaster AL 35007

Property Address 841 Camp Branch Circle
Alabaster AL 35007

Date of Sale 12-7-12

Total Purchase Price \$ 175,000

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

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 12-7-12

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one