

Send tax notice to:

Robert R. Lisa G. Bagley
1150 Kingswood Rd.
Birmingham, AL 35242

This instrument prepared by:

Meredith R. Logan
P.O. Box 122
Fultondale, Alabama 35068

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-Five Thousand Nine Hundred Thirty-Three and 00/100 Dollars (\$85,933.00) in hand paid to the undersigned, **ROBERT R. BAGLEY, II and wife, LISA G. BAGLEY and LINDA BRAND FANT, married woman** (hereinafter referred to as Grantors") by **ROBERT R. BAGLEY, II and LISA G. BAGLEY**, 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:

SEE EXHIBIT "A" ATTACHED HERETO.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.


TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO NOT OWNED BY GRANTORS. RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

THIS IS NOT THE HOMESTEAD OF LINDA BRAND FANT NOR THAT OF HER SPOUSE.

TO HAVE AND TO HOLD to the said Grantees, their heirs, or its successors and assigns forever.

The Grantor's 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 they are 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 and assigns forever against the lawful claims of all persons.

Shelby County, AL 02/04/2013
State of Alabama
Deed Tax: \$86.00


20130204000048750 1/4 \$107.00
Shelby Cnty Judge of Probate, AL
02/04/2013 03:34:38 PM FILED/CERT

IN WITNESS WHEREOF, Grantor(s), hereunto set their signature(s) and seal(s) on this the 26th day of DECEMBER, 2012.


ROBERT R. BAGLEY, II

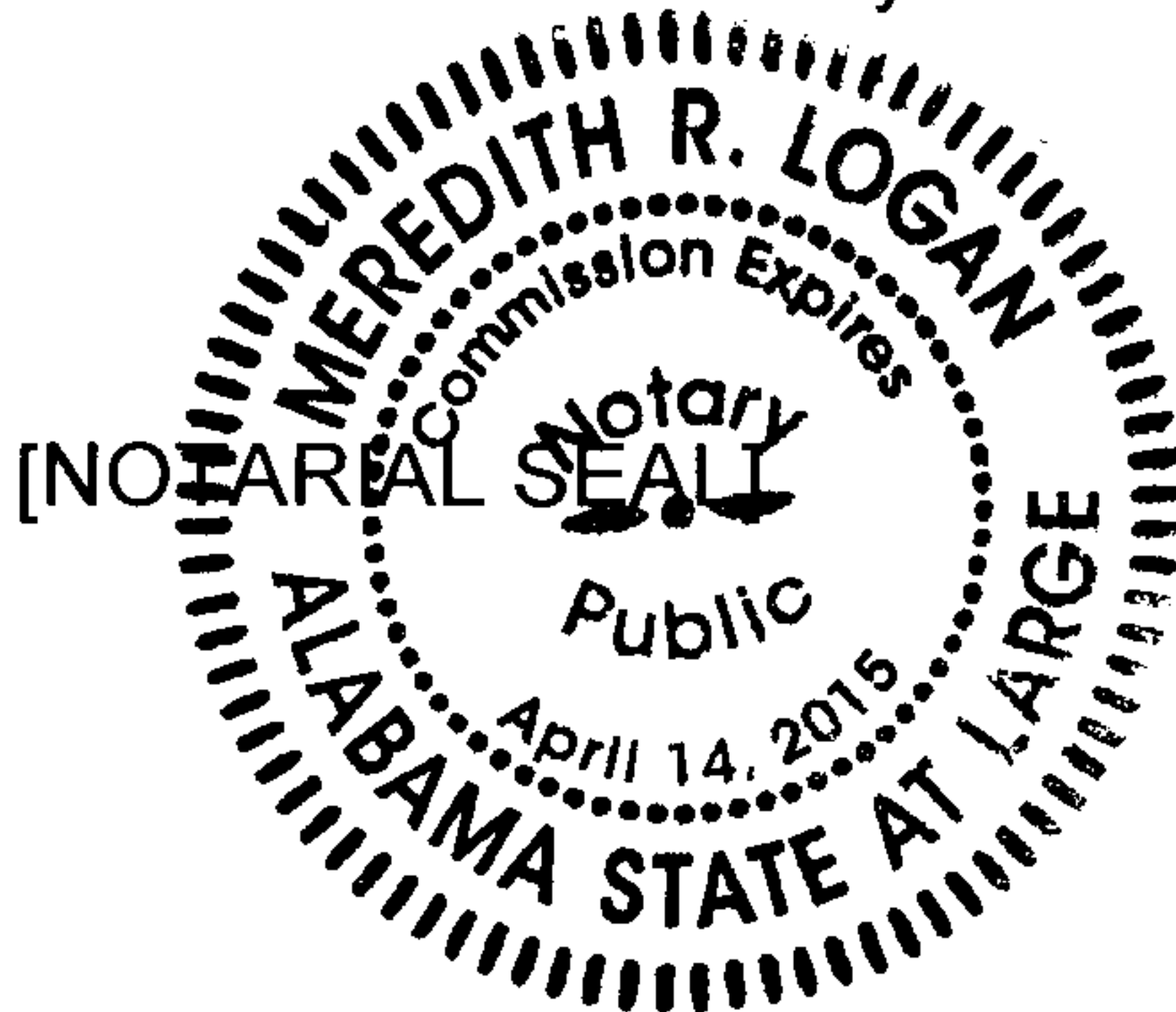

LISA G. BAGLEY

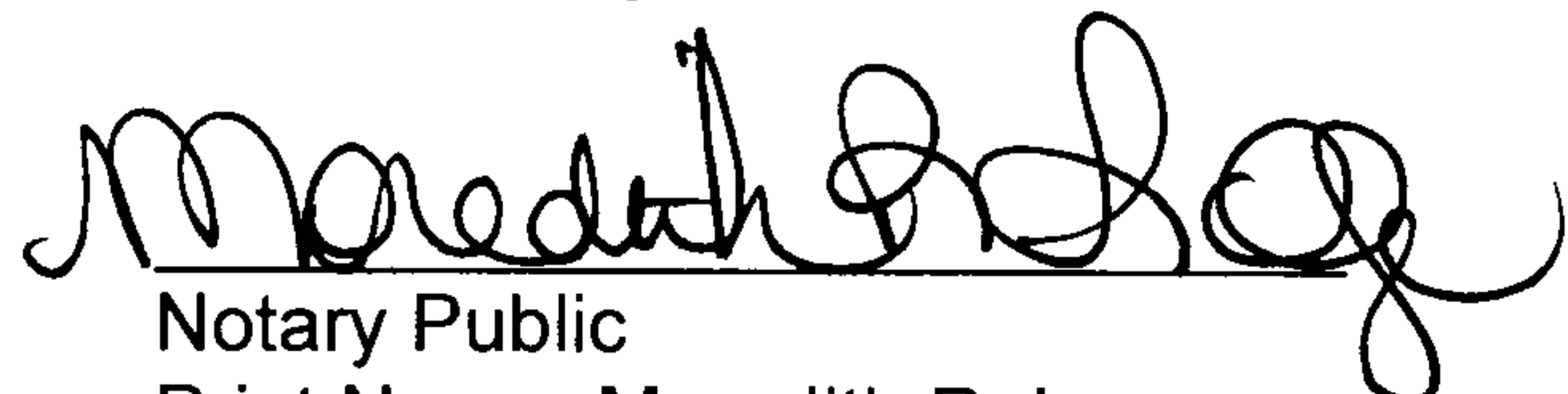

LINDA BRAND FANT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT R. BAGLEY, LISA G. BAGLEY and LINDA BRAND FANT, 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 26th day of December, 2012.





Notary Public

Print Name: Meredith R. Logan

Commission Expires: 4/14/2015


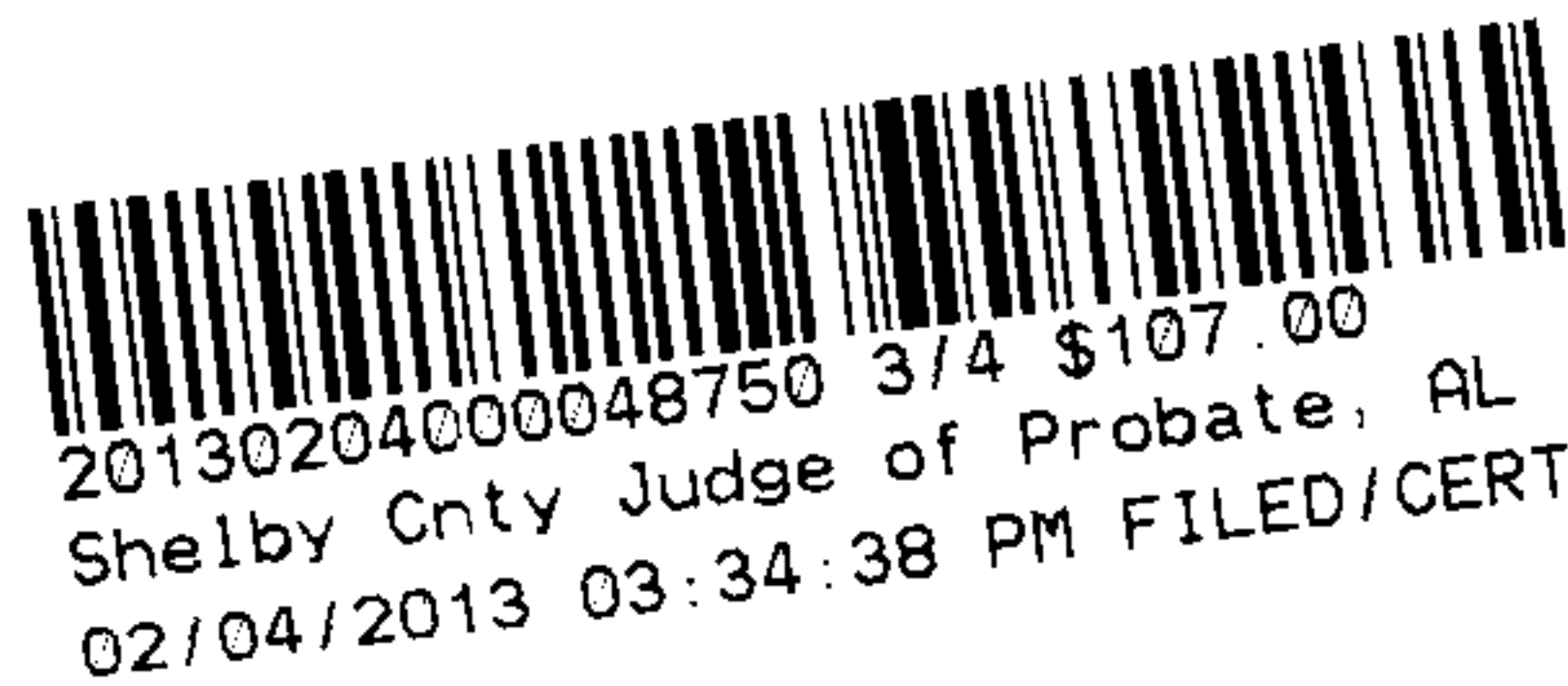

20130204000048750 2/4 \$107.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

Lot 1015, according to the Map of Highland Lakes, 10th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26, Page 27, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Together with non-exclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 and Instrument No. 1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 10th Sector, Phase I, recorded in Instrument No. 1999-43196 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto is hereinafter collectively referred to as, The "Declaration").



Real Estate Sales Validation Form

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

Grantor's Name Robert + Lisa Bagley + Linda Grantee's Name Robert R. Bagley II
Mailing Address 1150 Kingswood Rd. Brand Mailing Address Lisa G. Bagley
Birmingham, AL 35242 Fent 1150 Kingswood Rd.
Birmingham, AL 35242

Property Address 1150 Kingswood Rd. Date of Sale _____
Birmingham, AL 35242 Total Purchase Price \$ _____
or
Actual Value \$85,933.00
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 ☒ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 _____ Print Meredith R. Ingram
Unattested Sign Meredith R. Ingram
(Grantor/Grantee/Owner/Agent) circle one
(verified by)