

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Janet Boss
121 Dogwood Trail
Alabaster, AL 35007

GENERAL WARRANTY DEED



20130212000061250 1/2 \$181.00
Shelby Cnty Judge of Probate, AL
02/12/2013 12:22:56 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Sixty-Five Thousand Nine Hundred And No/100 Dollars (\$165,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Ann C. Wright, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Janet Boss (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 27, according to the Survey of Park Forest, 5th Sector, as recorded in Map Book 17, Page 91, in the Office of the Judge of Probate of Shelby County, Alabama.

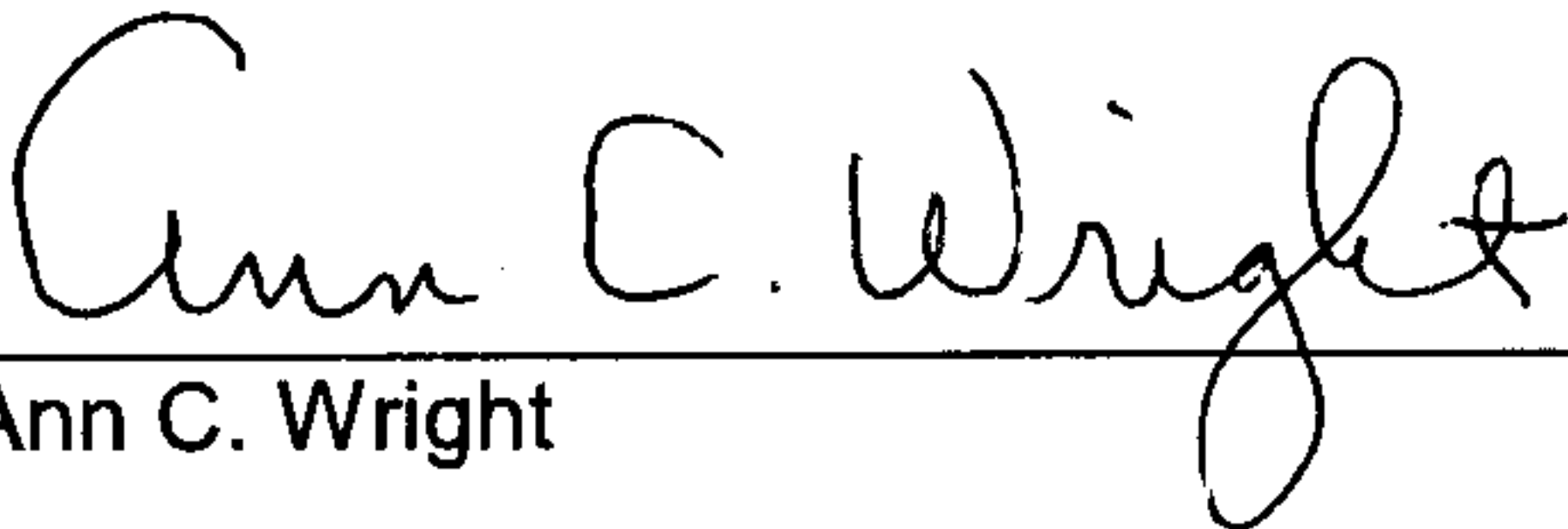
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Ann C. Wright is the surviving Grantee as designated within that certain Deed recorded at Instrument #1999-24533, Robert E. Wright, Jr., having died on or about December 28, 2011.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on February 8, 2013.

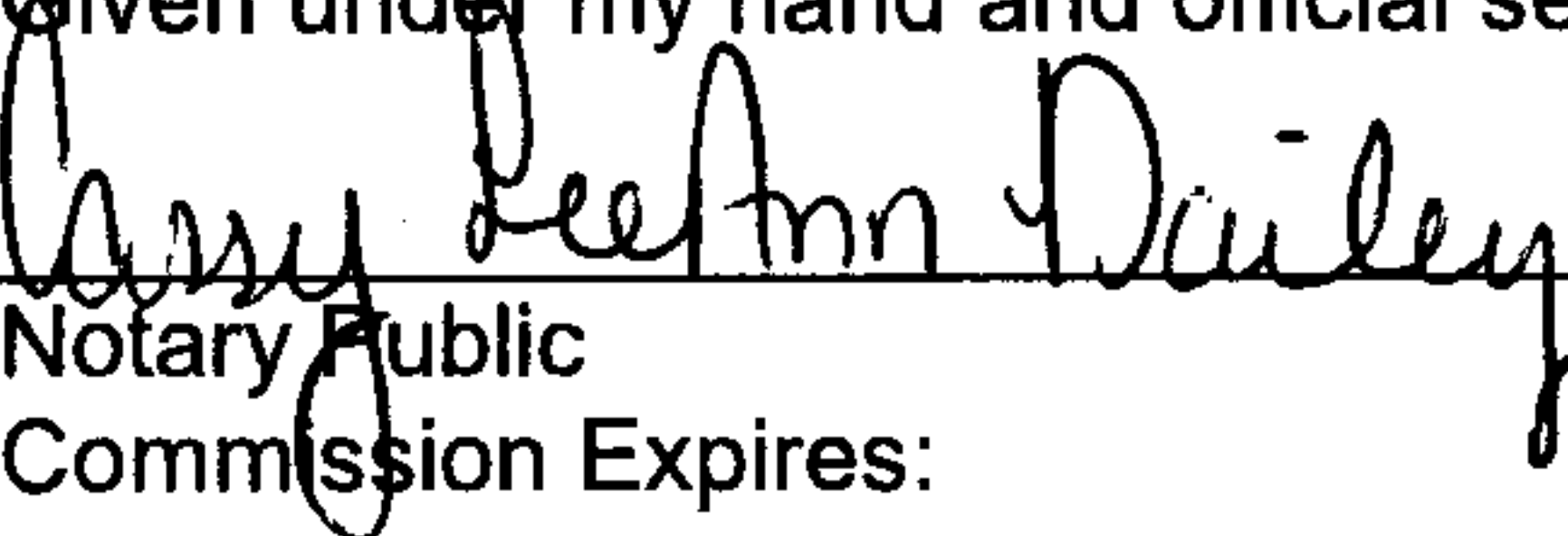


Ann C. Wright

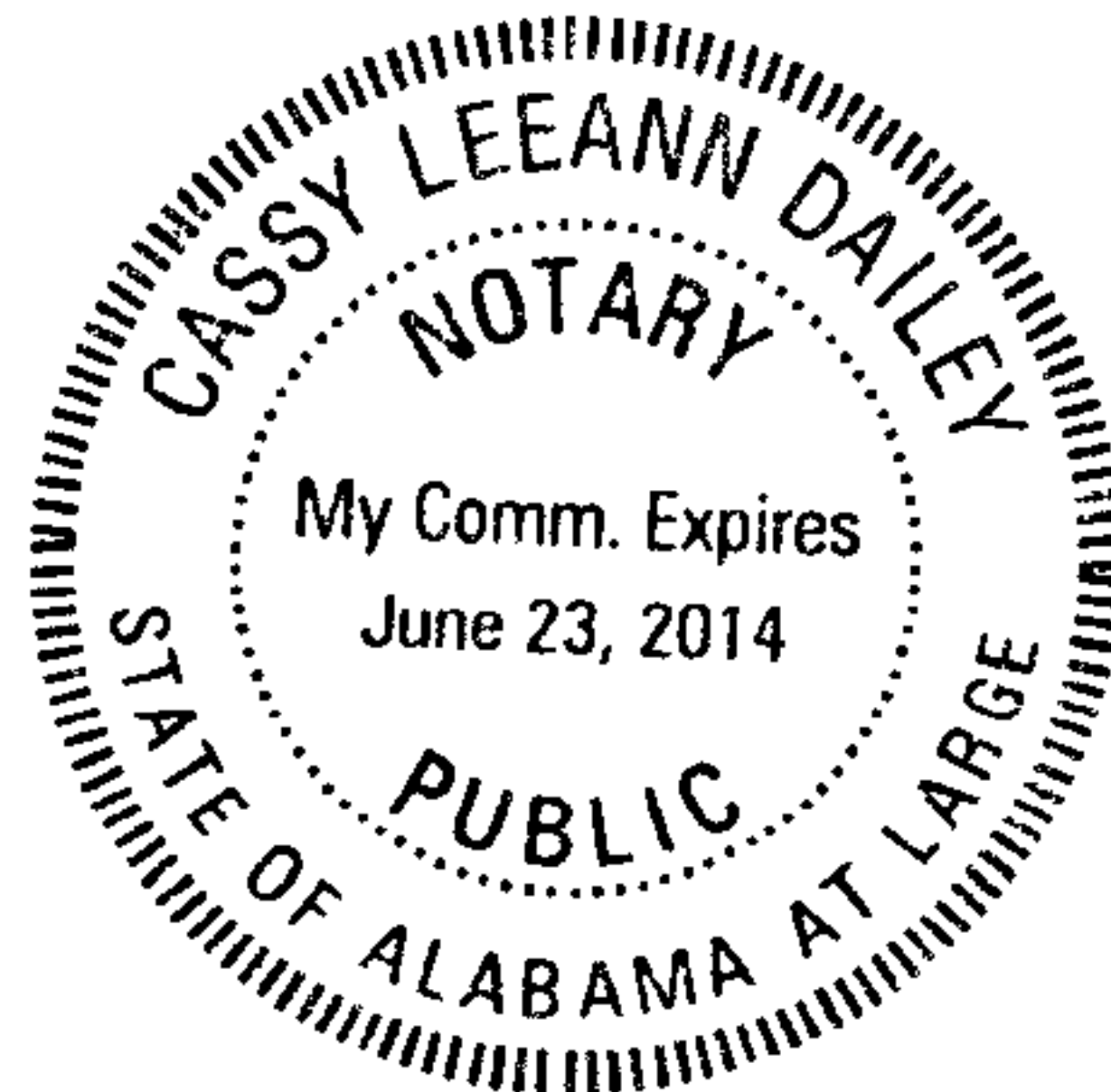
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ann C. Wright, 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 on the day same bears date.

Given under my hand and official seal on the 8th day of February, 2013.



Notary Public
Commission Expires:



Shelby County, AL 02/12/2013
State of Alabama
Deed Tax: \$166.00

Real Estate Sales Validation Form

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

Grantor's Name Ann C. Wright
Mailing Address 121 Dogwood Trail
Alabaster, AL 35007

Grantee's Name Jan Boss
Mailing Address 12 Brush Creek Farm
Columbiana, AL 35051

Property Address 121 Dogwood Trail
Alabaster, AL 35007

Date of Sale February 8, 2013
Total Purchase Price \$165,900.00
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 - Ann C. Wright, 121 Dogwood Trail, Alabaster, AL 35007.

Grantee's name and mailing address - Jan Boss, , .

Property address - 121 Dogwood Trail, Alabaster, AL 35007

Date of Sale - February 8, 2013.

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 with 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: February 8, 2013

Sign Cassidy Ann Bailey
Agent

