


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

**SEND TAX NOTICE TO:**  
Helen Housey  
1804 Mohawk Drive  
Alabaster, AL 35007

**WARRANTY DEED**

  
20130212000061370 1/2 \$127.00  
Shelby Cnty Judge of Probate, AL  
02/12/2013 12:23:08 PM FILED/CERT

**STATE OF ALABAMA** )  
 )  
**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Ten Thousand And No/100 Dollars (\$110,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Brandon T. Fox, Personal Representative of the Estate of Thomas Frederick Fox, deceased, Probate Case No. PR-2012-000396, as filed in the Probate Office of Shelby County, Alabama (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Helen Housey and Sandra Bullock and James Scott Housey (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 13, according to the Map and Survey of Navajo Pines Subdivision, as recorded in Map Book 5, Page 108, in the Probate Office 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.

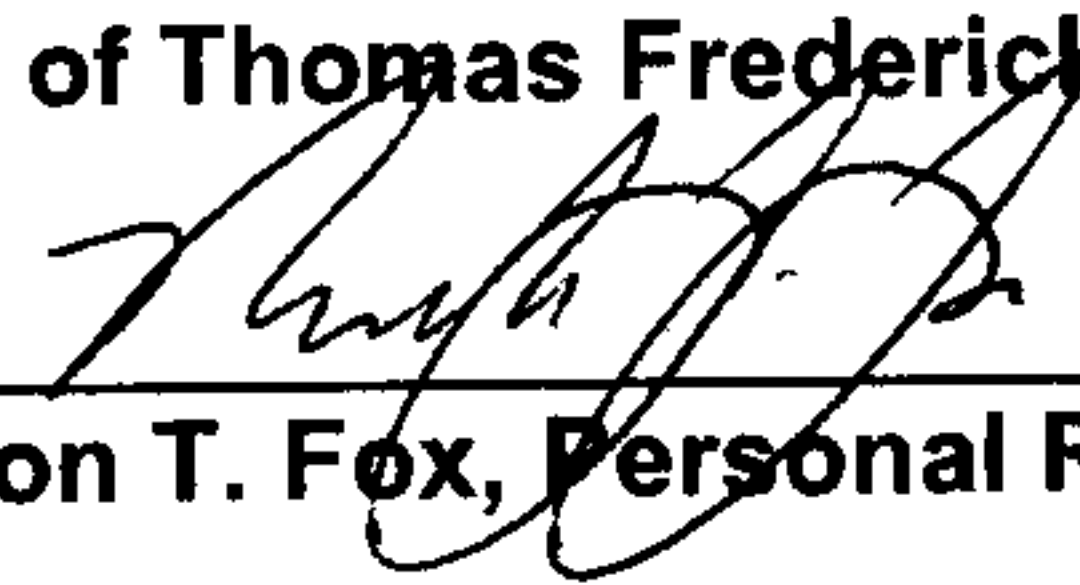
The deceased Grantor herein, Thomas Frederick Fox, is the surviving grantee in that certain deed recorded in Book 354, Page 820. The other Grantee, Peggie D. Fox, having died on or about January 14, 2002.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on February 6, 2013.

**Estate of Thomas Frederick Fox, deceased**


**BY:**   
**Brandon T. Fox, Personal Representative**

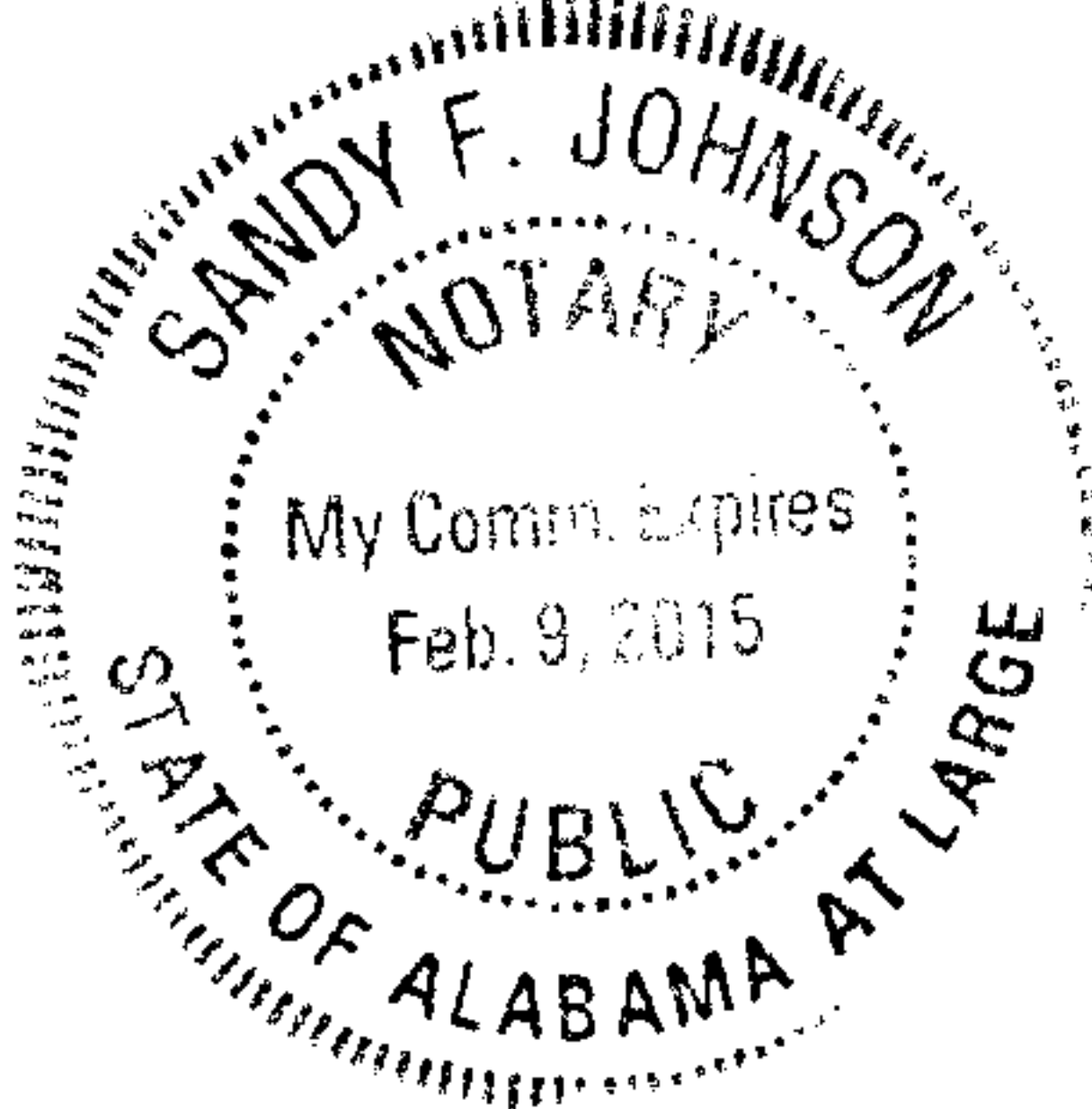
Shelby County, AL 02/12/2013  
State of Alabama  
Deed Tax: \$110.00

**STATE OF ALABAMA** )  
**SHELBY COUNTY** )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Brandon T. Fox, whose name as Personal Representative of the Estate of Thomas Frederick Fox, deceased, 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, he, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal on the 6th day of February, 2013.

  
Notary Public  
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 Estate of Thomas Frederick Fox,  
deceased

Grantee's Name Helen Housey

Mailing Address 1804 Mohawk Drive  
Alabaster, AL 35007

Mailing Address 4508 Park Ave  
Bessemer, AL 35022

Property Address 1804 Mohawk Drive  
Alabaster, AL 35007

Date of Sale February 6, 2013

Total Purchase Price \$110,000.00

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

☐ 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 - Estate of Thomas Frederick Fox, deceased, 1804 Mohawk Drive,  
Alabaster, AL 35007.

Grantee's name and mailing address - Helen Housey, , .

Property address - 1804 Mohawk Drive, Alabaster, AL 35007

Date of Sale - February 6, 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 6, 2013

Sign

Agent



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