


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

SEND TAX NOTICE TO:
Matthew E. Bullard
1008 Valhalla Way
Calera, AL 35040

GENERAL WARRANTY DEED


20130225000079820 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
02/25/2013 03:49:47 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thirty-Nine Thousand Nine Hundred And No/100 Dollars (\$139,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Jennifer L. Underwood, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Matthew E. Bullard (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**:

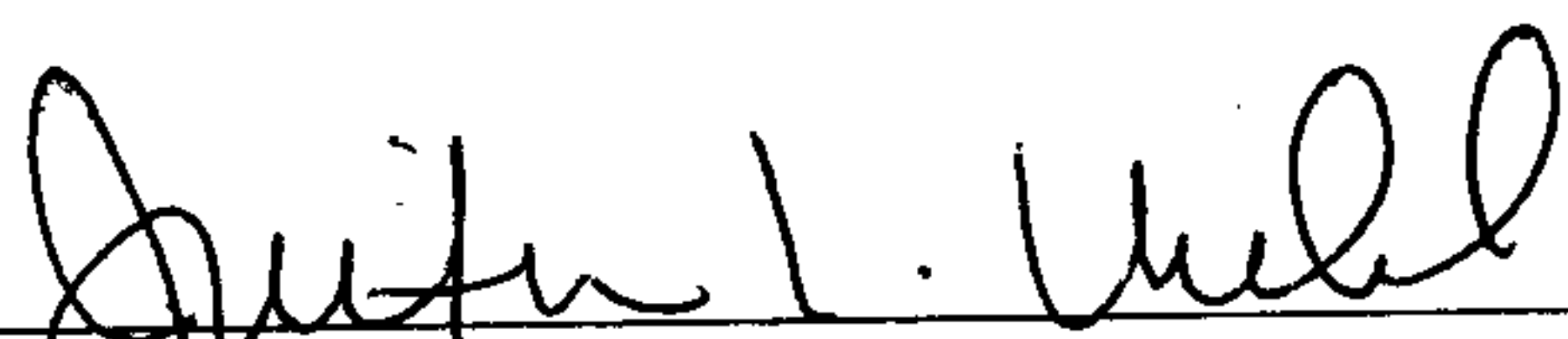
Lot 142, according to the Survey of The Reserve at Timberline as recorded in Map Book 34, Page 177 A, B, C and D, in the Probate Office of Shelby County, Alabama.

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.

One Hundred Forty-Two Thousand Six Hundred Ninety-Eight And No/100 Dollars (\$142,698.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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 22, 2013.



Jennifer L. Underwood

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer L. Underwood, 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 22nd 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 Jennifer L. Underwood

Grantee's Name Matthew E. Bullard

Mailing Address 1008 Valhalla Way
Calera, AL 35040

Mailing Address 526 Timberline Trail
Calera, AL 35040

Property Address 1008 Valhalla Way
Calera, AL 35040

Date of Sale February 22, 2013

Total Purchase Price \$139,900.00

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

☐ 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 - Jennifer L. Underwood, 1008 Valhalla Way, Calera, AL 35040.

Grantee's name and mailing address - Matthew E. Bullard, 526 Timberline Trail, Calera, AL 35040.

Property address - 1008 Valhalla Way, Calera, AL 35040

Date of Sale - February 22, 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 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: February 22, 2013

Sign

Agent



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