

**This instrument was prepared by:**

Robert H. Sprain, Jr., Esq.  
Sprain Law Firm, P.C.  
1707 29th Court South  
Birmingham, AL 35209

**Send Tax Notice To:**

Edwin Samuel Baldwin  
105 High Hampton Drive  
Pelham, Ala. 35124

STATE OF ALABAMA)  
COUNTY OF SHELBY)



20130301000085630 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
03/01/2013 08:50:52 AM FILED/CERT

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Thousand and No/100 Dollars (\$30,000.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency of which is acknowledged, I, **Pennie L. Arnold a/k/a Pennie Lee Baldwin Arnold, a married woman**, who is one of the sole heirs-at-law of Iris Lorraine Baldwin, deceased (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **Edwin Samuel Baldwin** (herein referred to as Grantee), subject to the matters set forth below, the following described real estate (the "Property"), situated in Shelby County, Alabama to wit:

**Lot 432, according to the Survey of Waterford Highlands Sector 1, as recorded in Map Book 27, Page 137, in the Probate Office of Shelby County, Alabama.**

Together with all rights, easements, privileges, reservations, tenements, hereditaments and appurtenances belonging or in any way appertaining thereto.

The Property is neither the homestead of Grantor nor Grantor's spouse.

Grantor is one of the three children of Iris Lorraine Baldwin who died on January 22, 2012, the other two children of Iris Lorraine Baldwin being the grantee herein and Sherry Ruth Baldwin Hornaday, deceased.

\$30,000 of the consideration stated herein shall be paid through a purchase money mortgage executed of even date.

This conveyance is made subject to a) *ad valorem* taxes for the current year and subsequent years not yet due and payable; b) covenants, restrictions, reservations, easements, set back lines and rights-of-ways, if any, heretofore imposed of record; and c) mineral rights not owned by Grantor.

**TO HAVE AND TO HOLD** the Property to said Grantee, his heirs and assigns, forever, subject to the matters described above.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed as of the 15th day of January, 2013.

**WITNESS:**

**GRANTOR:**

Joannah L. Haskell

Pennie L. Arnold

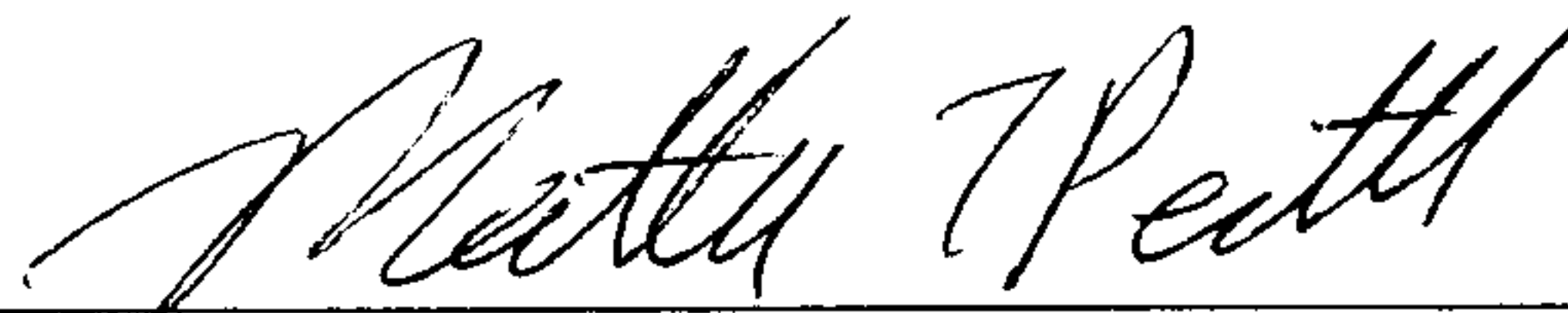
**PENNIE L. ARNOLD a/k/a PENNIE LEE  
BALDWIN ARNOLD**

STATE OF NORTH CAROLINA)

COUNTY OF Buncombe)

I, the undersigned Notary Public in and for said County and said State, hereby certify that **Pennie L. Arnold a/k/a Pennie Lee Baldwin Arnold**, a married women, whose name is signed to the foregoing Statutory Warranty Deed and who is known to me acknowledged before me on this day that, being informed of the contents of the Deed, she executed the same voluntarily for and as her act.

Given under my hand and official seal this the 15 day of January, 2013.



Notary Public

Name: Matthew T. Pertillor

My commission expires: May 30, 2015



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### REAL ESTATE SALES VALIDATION FORM

GRANTOR'S NAME:  Pennie L. Arnold	GRANTEE'S NAME:  Edwin Samuel Baldwin
MAILING ADDRESS:  109 Aster Ridge Trail  Swannanoa, NC 28778	MAILING ADDRESS:  105 High Hampton Drive  Pelham, Ala. 35124
PROPERTY ADDRESS:  <u>1021 Waterford Trail</u>  <u>Calera, Al. 35040</u>	DATE OF SALE: January 11, 2013  TOTAL PURCHASE PRICE:  \$30,000; OR  ACTUAL VALUE:  \$ _____ N/A _____; OR  ASSESSOR'S MARKET VALUE:  \$ _____ N/A _____; OR
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  ___X___ SALES CONTRACT  _____ CLOSING STATEMENT  _____ APPRAISAL  _____ OTHER: _____   THIS INSTRUMENT PREPARED BY: Sprain Law Firm, P.C. 1707 29 <sup>th</sup> Court South Homewood, Ala. 35209	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 <u>Code of Alabama 1975 Section 40-22-1 (h)</u> .  Date: <u>1-11-13</u>  Print: Edwin Samuel Baldwin Sign: <u>[Signature]</u> Grantee  Print: _____ Sign: _____ Grantee  Print: _____ Sign: _____ Grantor  Date: <u>Jan 15, 2013</u> Print: Pennie L. Arnold Sign: <u>Pennie L. Arnold</u> Grantor