

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)

STATUTORY WARRANTY DEED

20130301000085650 1/3 \$48.00
Shelby Cnty Judge of Probate, AL
03/01/2013 08:50:54 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and No/100 Dollars (\$100.00), and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt and sufficiency of which is acknowledged, we, **John F. Hornaday, a single man, Laticia Ann Smith, a married woman, and Nicole Mohr, a married woman**, who are the sole heirs-at-law of Sherry Ruth Baldwin Hornaday, deceased (herein referred to as Grantors), do 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 Grantors, nor Grantors' spouses.

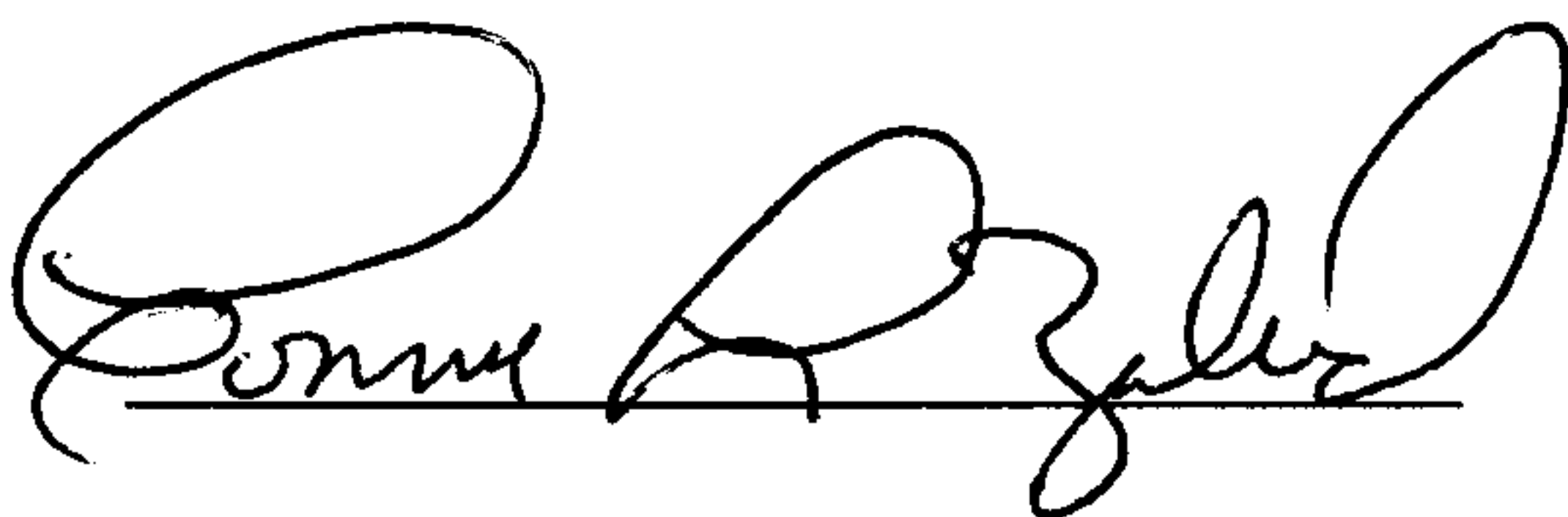
Sherry Ruth Baldwin Hornaday died on October 6, 2008 and left her spouse, John F. Hornaday, and her only two children: Laticia Ann Smith and Nicole Mohr. Sherry Ruth Baldwin Hornaday did not have any children who predeceased her, and her only heirs are the Grantors named herein. Sherry Ruth Baldwin Hornaday, deceased, 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 Pennie Lee Baldwin Arnold. This deed conveys title from one heir(s) to another heir and only nominal consideration was paid from Grantors to Grantee.

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, Grantors have caused these presents to be executed as of the 8th day of January, 2013.

WITNESS:



GRANTORS:


LATICIA ANN SMITH

Shelby County, AL 03/01/2013
State of Alabama
Deed Tax: \$30.00

Donny A. Zeln

Nicole Mohr
NICOLE MOHR

Donny A. Zeln

John F. Hornaday
JOHN F. HORNADAY

Florida
STATE OF ~~ALABAMA~~
COUNTY OF SARASOTA

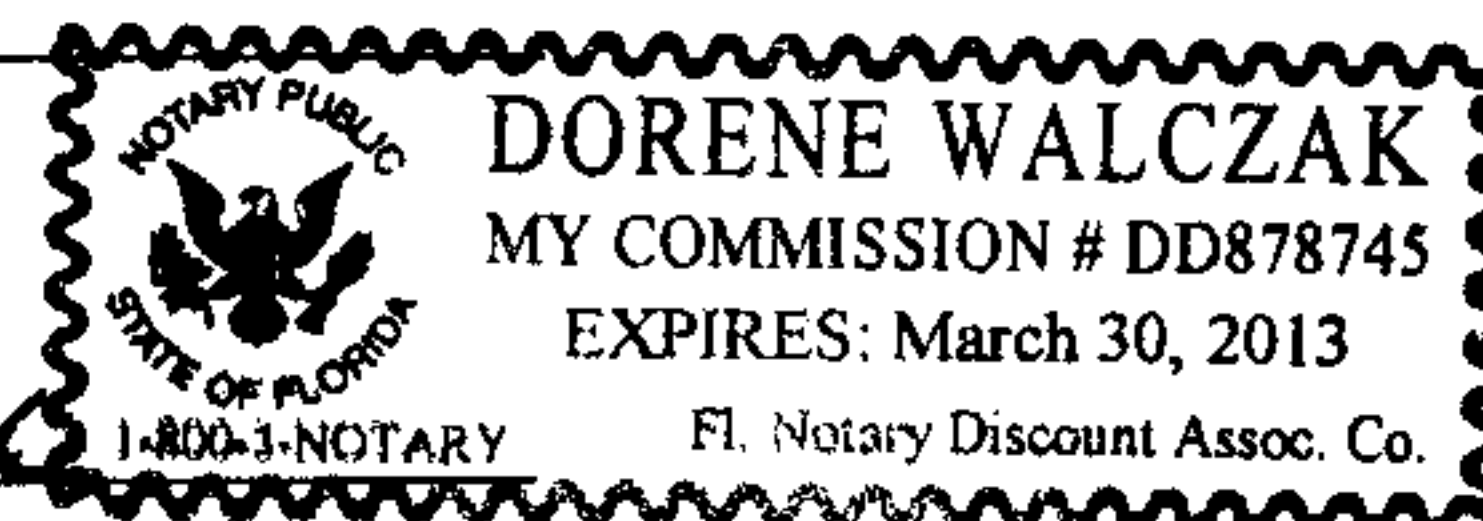
I, the undersigned Notary Public in and for said County and said State, hereby certify that **Laticia Ann Smith, a married person, and Nicole Mohr, a married person**, whose names are signed to the foregoing Statutory Warranty Deed and who are known to me acknowledged before me on this day that, being informed of the contents of the Deed, they executed the same voluntarily for and as their act.

Given under my hand and official seal this the 8 day of January, 2013.

Dorene Walczak
Notary Public

Name: Dorene Walczak

My commission expires: 3-30-13



Florida
STATE OF ~~ALABAMA~~
COUNTY OF SARASOTA

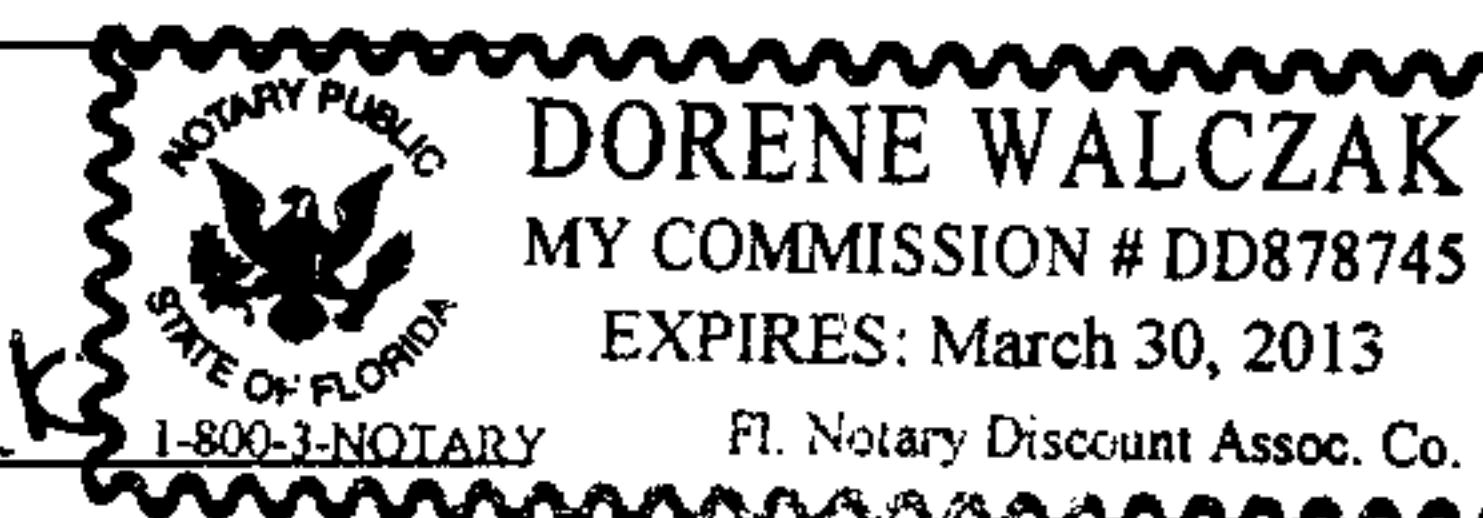
I, the undersigned Notary Public in and for said County and said State, hereby certify that **John F. Hornaday, a Single Person**, whose name is signed to the foregoing Statutory Warranty Deed and who is known to me acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily for and as his act.

Given under my hand and official seal this the 8 day of January, 2013.

Dorene Walczak
Notary Public

Name: Dorene Walczak

My commission expires: 3-30-13



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Real Estate Sales Validation Form

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

Grantor's Name Leticia Ann Smith
Mailing Address Nicole Mohr
John Konaday
17885 Deer Prairie
Drive, Sarasota, FL
34240

Grantee's Name Edwin Baldwin
Mailing Address 105 High Hampton Drive
Pelham AL 35124

Property Address 1021 Waterford Trail
Calera, AL 35040

Date of Sale Jan 8, 2013
Total Purchase Price \$
or
Actual Value \$30,000.00 (1/3 interest)
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 Tax Assessment

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 2-3-13

Print Robert A Sprain Jr

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1