


This document prepared by:  
Stuart Y. Johnson  
Stuart Y. Johnson, LLC  
2108 20<sup>th</sup> Ave. S.  
Birmingham, AL 35223

Send Tax Notice To:  
Cape Group, LLC  
*3254 Valley Park Place*  
*Vestavia, AL 35243*

**GENERAL WARRANTY DEED**

  
20130306000093110 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
03/06/2013 12:11:27 PM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL PERSONS BY THESE PRESENTS:**

That in consideration of the sum of **Forty-Four Thousand and No/100 Dollars (\$44,000.00)** to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, **Mary L. Payne Epps, a married woman\*** (herein referred to as GRANTOR(S)), does hereby grant, bargain, sell and convey unto **Cape Group LLC** (herein referred to as GRANTEE(S)), the following described real estate situated in Jefferson County, Alabama:

**Lot 14, Block 2, according to Survey of Wooddale, Third Sector, as recorded in Map Book 5, Page 133, in the Probate Office of Shelby County, Alabama.**

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

(\$ 67,861.00 ) of the above referenced consideration is from a purchase mortgage loan closed simultaneously with this deed.

**\*This is not the homestead of the Grantor nor her spouse. Mary L. Payne Epps is one and the same person as Mary L. Payne, grantee in Deed executed on Feb. 26, 1985, and recorded in Book 20, Page 671.**

**THIS CONVEYANCE IS MADE SUBJECT TO:**

1. All matters of public record including but not limited to easements, restrictions, covenants, set back lines, rights-of-way, and limitations, if any. Title to all minerals within and underlying the premises, together with all mineral and mining rights and release of damages are not warranted herein.
2. 2013 Property Taxes and subsequent years which are not yet due and payable.
3. Easements and building line as shown on recorded map.
4. Restrictions, covenants and conditions appearing of record in Miscellaneous Book 7, Page 401, excepting therefrom any restrictions, covenants and conditions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such restrictions, covenants and conditions violate 42 USC 3604(c).
5. Right of Way in favor of Alabama Power Company and Southern Telephone and Telegraph Company by instrument recorded in Deed Book 281, Page 262.
6. Right of Way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 179, Page 380.

7. Agreement relating to water system recorded in Deed Book 229, Page 109 and Deed Book 229, Page 112.

And I/we do for myself/ourselves and for my/our executor and administrator covenant with said GRANTEE(S), their heirs and assigns, that I/we are lawfully seized in fee simple of said premises, that the said premises are free from all encumbrances, unless otherwise noted above, that I/we have a good right to sell and convey same as aforesaid, and that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 15<sup>th</sup> day of March, 2013.

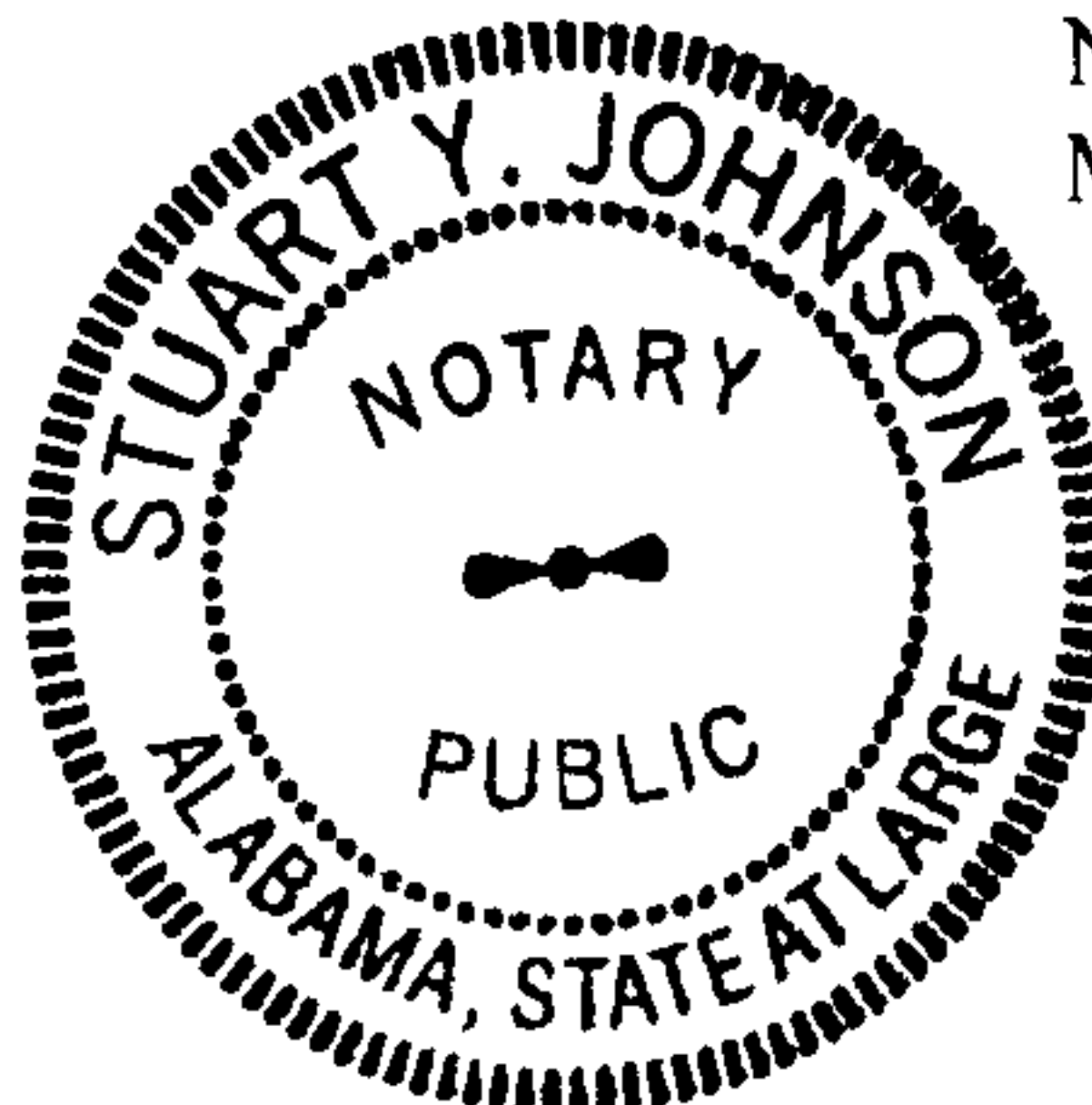
GRANTOR(S)


  
Mary L. Payne Epps

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

I, Stuart Y. Johnson, a Notary Public in and for said County, and in said State, hereby certify that **Mary L. Payne Epps**, 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 voluntarily on the day the same bears date.

Given under my hand and seal this 15 day of March, 2013.



  
NOTARY PUBLIC: STUART Y. JOHNSON  
My commission expires: 3/6/2015



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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 Mary L. Payne Epps  
Mailing Address 216 Calumet Drive  
Birmingham, AL 35242

Grantee's Name Cape Group LLC  
Mailing Address 3254 Valley Park Place  
Vestavia, AL 35243

Property Address 4629 Tecumseh Lane  
Pelham, AL 35124  
(Pelham)

Date of Sale 3/1/13  
Total Purchase Price \$ 44,000.00  
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  
☐ 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 - 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 being conveyed by the instrument offered for record.

  
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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).

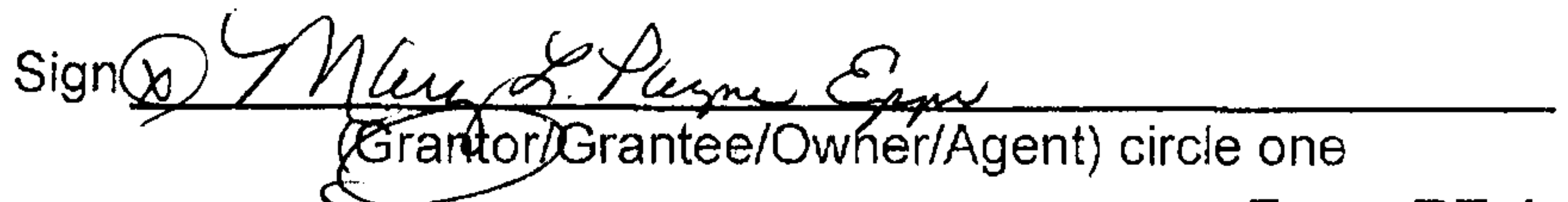
Date 3/1/13

Print Mary L. Payne Epps

Unattested

  
(verified by)

Sign

  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1