


Send tax notice to:  
Christopher R. Wheat  
Anna M. Wheat  
4409 Club Circle  
Birmingham, AL 35242  
NTC1300036  
State of Alabama  
County of Shelby

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

**WARRANTY DEED**

  
20130306000093910 1/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
03/06/2013 03:04:21 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Five Thousand and 00/100 Dollars (\$245,000.00) in hand paid to the undersigned **Glenn E. Taylor, an unmarried man, and Glenn E. Taylor, as Executor of the Estate of Sarah Jane W. Taylor, deceased, Probate Case No. 2012-407, Morgan County, Alabama** (hereinafter referred to as "Grantor"), by **Christopher R. Wheat and Anna M. Wheat** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 88, according to the Survey of Eagle Point, 1st Sector, as recorded in Map Book 14, Page 114 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

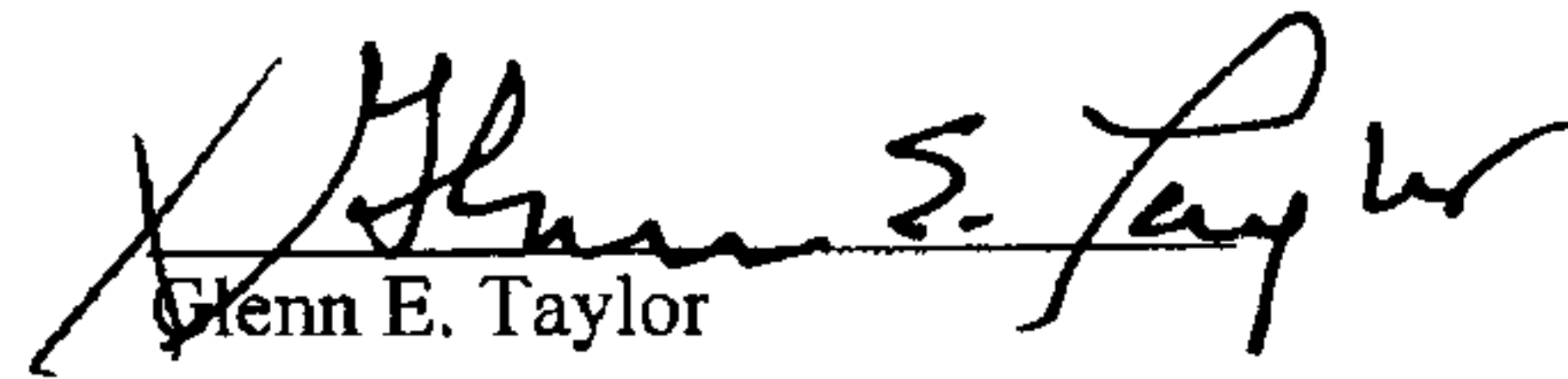
\$240,562.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.


The Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, Grantor Glenn E. Taylor, an unmarried man and Glenn E. Taylor, as Executor of the Estate of Sarah Jane W. Taylor, deceased, Probate Case No. 2012-407, Morgan County, Alabama has hereunto set their signatures and seals on February \_\_\_\_\_, 2013.

Shelby County, AL 03/06/2013  
State of Alabama  
Deed Tax: \$4.50

  
Glenn E. Taylor

Glenn E. Taylor, as Executor of  
the Estate of Sarah Jane W.  
Taylor, deceased, Probate Case  
No. 2012-407, Morgan County,  
Alabama

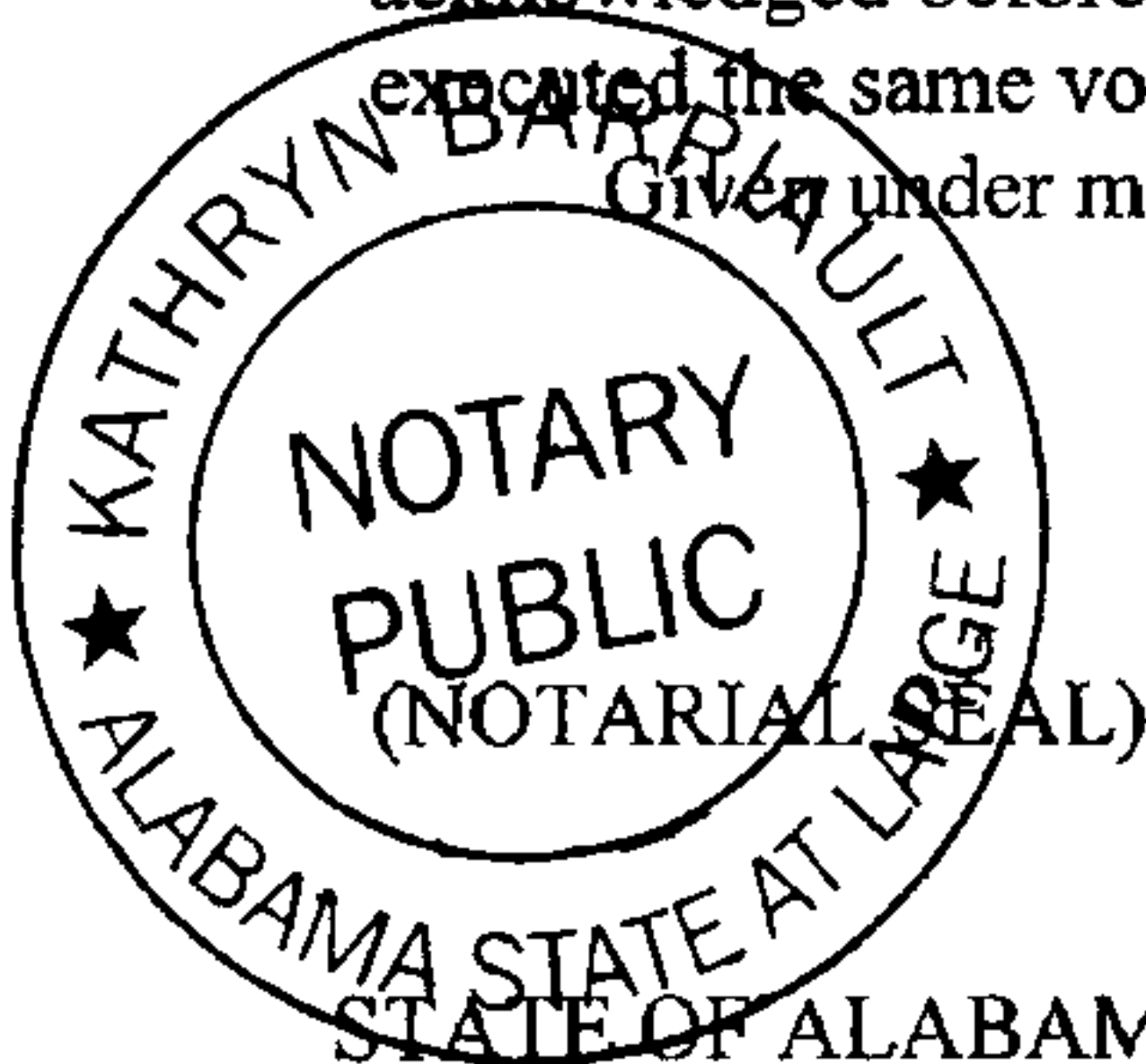
  
20130306000093910 2/3 \$22.50  
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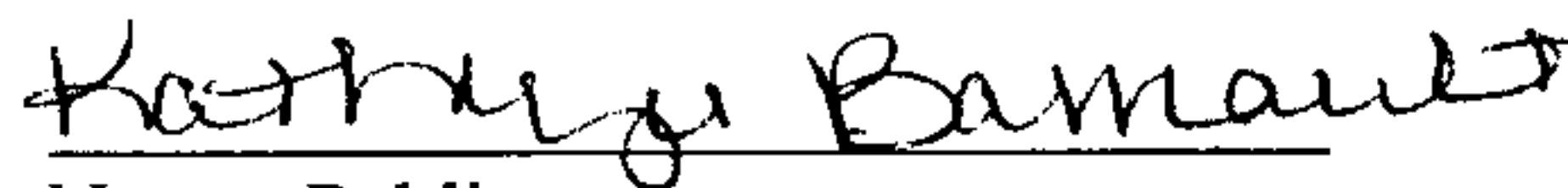
  
By Glenn E. Taylor, Executor

STATE OF ALABAMA  
COUNTY OF Morgan

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Glenn E. Taylor, whose name is signed to the foregoing instrument, and who is known to me,  
acknowledged before me on this day, that, being informed of the contents of the said instrument, he  
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of February, 2013





Notary Public

Print Name:

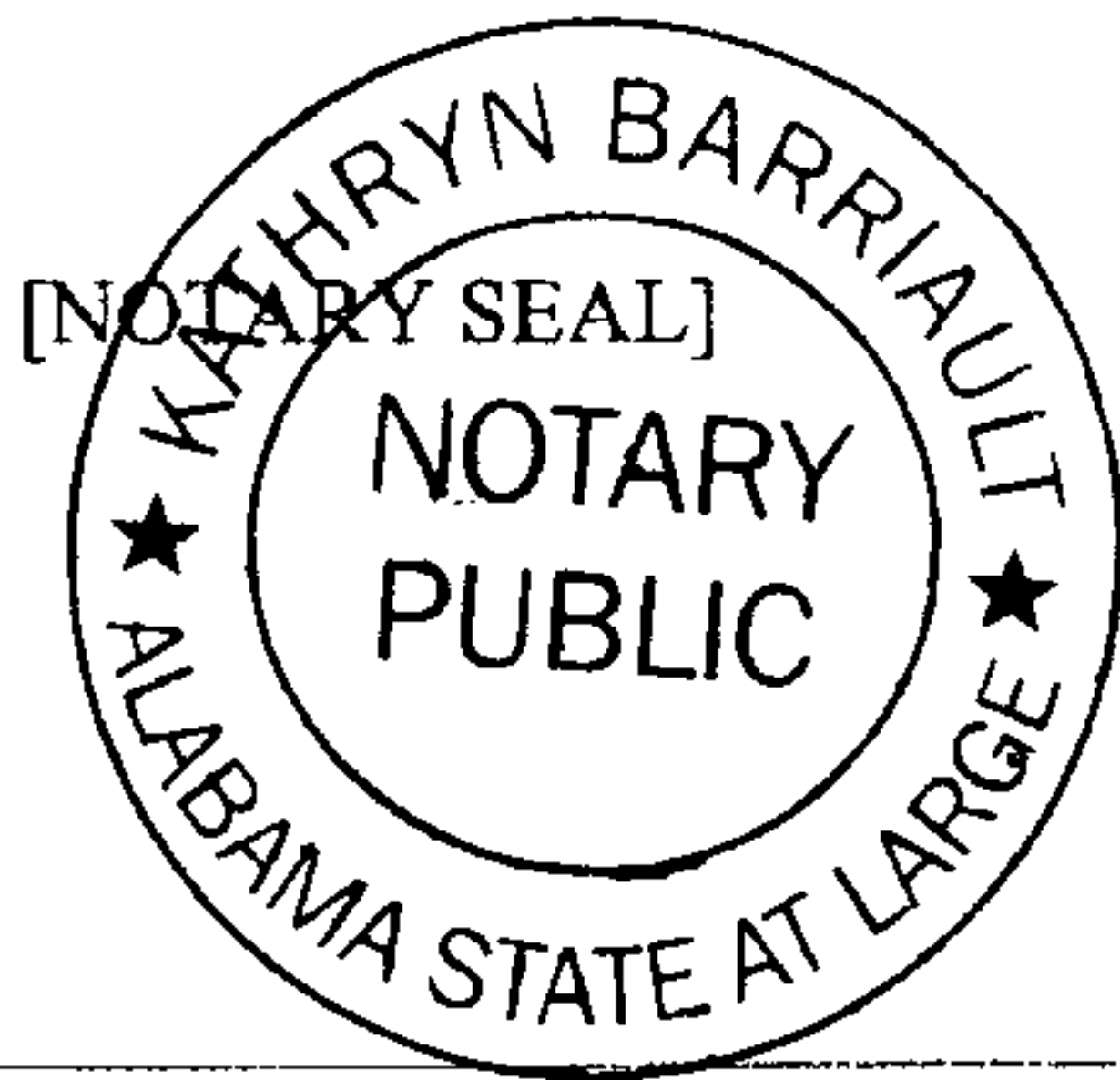
Commission Expires:

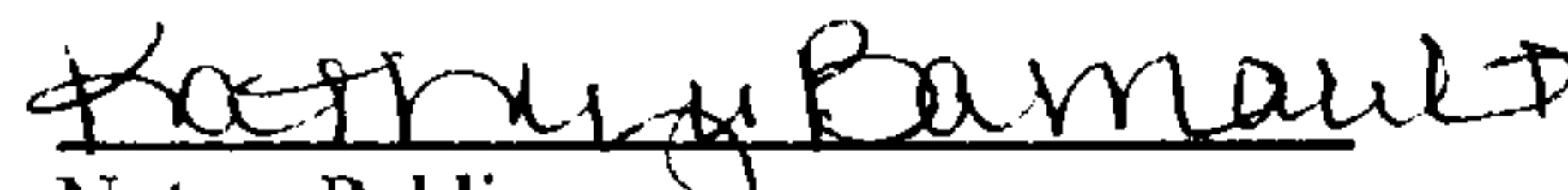
MY COMMISSION EXPIRES 8/8/2016

STATE OF ALABAMA  
COUNTY OF Morgan

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Glenn E. Taylor, as Executor of the Estate of Sarah Jane W. Taylor, deceased, Probate Case No.  
2012-407, Morgan County, Alabama, whose, name as Executor, is signed to the foregoing  
instrument, and who is known to me, acknowledged before me on this day, that, being informed of  
the contents of the said instrument, he executed the same voluntarily, and in his capacity as Glenn  
E. Taylor, as Executor of the Estate of Sarah Jane W. Taylor, deceased, Probate Case No. 2012-407,  
Morgan County, Alabama on the day the same bears date.

Given under my hand and official seal this the 22 day of February, 2013.





Notary Public

Print Name:

Commission Expires:

MY COMMISSION EXPIRES 8/8/2016



# Real Estate Sales Validation Form

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

Grantor's Name Glenn E Taylor  
Mailing Address 10 S Court St  
Decatur AL 35603

Grantee's Name Christopher R Wheat  
Mailing Address 4409 Club Circle  
Birmingham AL  
35242

Property Address 4409 Club Circle

Date of Sale 2-22-13

Total Purchase Price \$ 245,000

or

Actual Value

\$

or

Assessor's Market Value \$



20130306000093910 3/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
03/06/2013 03:04:21 PM FILED/CERT

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, 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 2-22-13

Print

Jennifer Banik

Unattested

Sign

(verified by)

(Grantee/Grantee's agent or Grantor's agent)