

Send tax notice to:
Lisa M. Garrison f/k/a Lisa M. Gottier
John Gregory Garrison
4099 Bent River Lane
Birmingham, Alabama 35216
File No. MTB1200845

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

State of Alabama
County of Shelby

\$116,500.00 (1/2 value)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and 00/100 Dollars (\$1,000.00) in hand paid to the undersigned, **Lisa M. Garrison f/k/a Lisa M. Gottier and John Gregory Garrison, wife and husband**, (hereinafter referred to as "Grantors"), by **Lisa M. Garrison f/k/a Lisa M. Gottier and John Gregory Garrison, wife and husband** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 229, according to the Survey of Bent River Commons, 2nd Sector, as recorded in Map Book 25, Page 25, in the Probate Office of Shelby County, Alabama.

Lisa M. Gottier is one and the same person as Lisa M. Garrison.

Shelby County, AL 03/11/2013
State of Alabama
Deed Tax: \$116.50

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTORS HEREIN DESCRIBED.

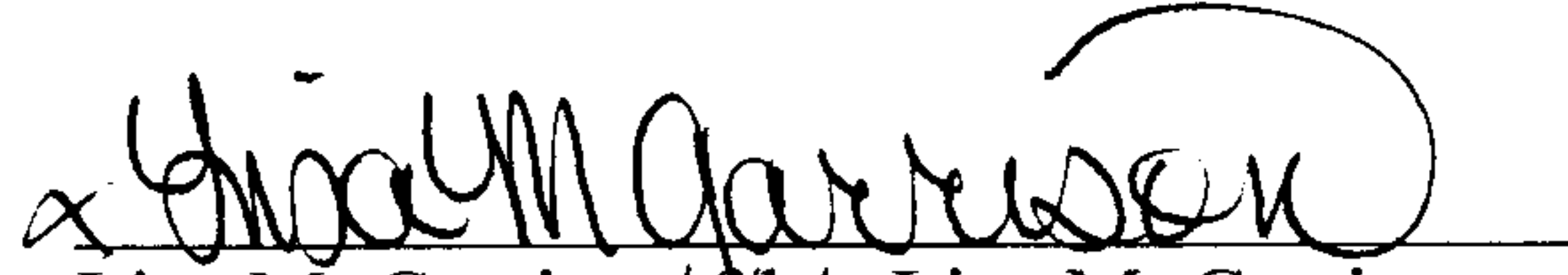
\$232,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell

and convey the same as aforesaid; and that they will, and their 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, Grantors, Lisa M. Garrison f/k/a Lisa M. Gottier and husband, John Gregory Garrison, have hereunto set their signatures and seals on January 28, 2013.



Lisa M. Garrison f/k/a Lisa M. Gottier


John Gregory Garrison


STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lisa M. Garrison f/k/a Lisa M. Gottier and husband, John Gregory Garrison, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of January, 2013.


Notary Public
Print Name: Stephen L. Duncan, Jr.
Commission Expires: 06-10-2013

(NOTARIAL SEAL)


20130311000101360 2/3 \$135.50
Shelby Cnty Judge of Probate, AL
03/11/2013 02:48:22 PM FILED/CERT

Real Estate Sales Validation Form


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

Grantor's Name Lisa M. Garrison f/k/a Lisa M. Grantee's Name Lisa M. Garrison f/k/a
Mailing Address Gottier + John Gregory Garrison Mailing Address Lisa M. Gottier + John
4099 Bent River Lane Gregory Garrison
Birmingham, AL 35216 4099 Bent River Lane
Birmingham, AL 35216
Property Address 4099 Bent River Lane Date of Sale Jan 28, 2013
Birmingham, AL 35216 Total Purchase Price \$
or
Actual Value \$ 116,500.00
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


20130311000101360 3/3 \$135.50
Shelby Cnty Judge of Probate, AL
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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 2/13

Unattested

(verified by)

Print Stephen Duncan, Jr. Closing
Sign [Signature] Agent
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1