

This instrument was prepared by:
Ginger H. Knight, Attorney at Law
5184 Caldwell Mill Road
Suite 204 – Box 299
Birmingham, Alabama 35244

Send Tax Notice to: **Cathy Morgan Dollar**
1708 Burningtree Drive
Hoover, Alabama 35226

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:


20130313000105400 1/3 \$18.50
Shelby Cnty Judge of Probate, AL
03/13/2013 04:42:58 PM FILED/CERT

That in consideration of **Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00)** to the undersigned grantor in had paid by the grantee herein, the receipt whereof is acknowledged,

William R. Morgan, a married man residing at
1825 Burning Tree Circle, Hoover, Alabama 35226

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Cathy Morgan Dollar, a married woman residing at
1708 Burningtree Drive, Pelham, Alabama 35124

(hereinafter referred to as "Grantee") the following described real estate situated in SHELBY County, Alabama to wit:

See Attached Exhibit "A: for Legal Description

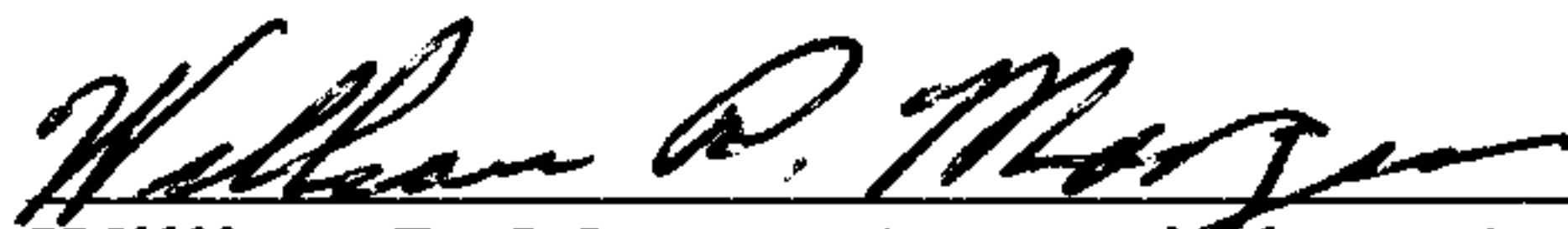
- Subject to:
1. 2013 ad valorem taxes and assessments not yet due and payable.
 2. all mineral and mining rights not owned by the Grantor; and
 3. all easements, rights-of-way, restrictions, covenants, and encumbrances of record

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever.

And Grantor does for itself and for its successors and assigns covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have caused this conveyance to be signed on this the 4th day of March, 2013.

Grantor


William R. Morgan (a married man)

Shelby County, AL 03/13/2013
State of Alabama
Deed Tax: \$.50

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **William R. Morgan** whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the General Warranty Deed, he executed the same voluntarily on the date the same bears date.

GIVEN under my hand and seal this 4th day of March, 2013.

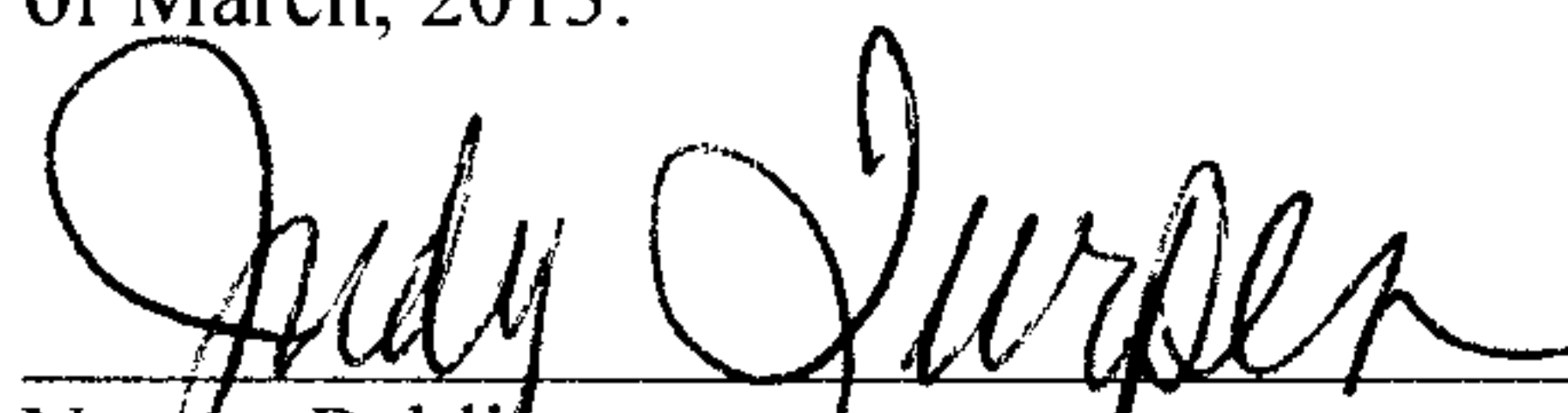

Notary Public
My commission expires:

Exhibit A to Deed

COMMITMENT FOR TITLE INSURANCE

Issued by

Chicago Title Insurance Company

LTC File No: 8504F-13

EXHIBIT "A" - LEGAL DESCRIPTION

Commence at the SE corner of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; from this point of beginning continue North along said East section line 330.00 feet; thence left 90°, 180.24 feet; thence left 94° 25' 01" 197.68 feet; thence right 90° 250.00 to the right of way of Pelham Industrial Road; thence left 90°, 100.00 feet to the South line of Section 24; thence left 83° 37' 18", 406.91 feet to the point of beginning.



20130313000105400 2/3 \$18.50
Shelby Cnty Judge of Probate, AL
03/13/2013 04:42:58 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 William R. Morgan
Mailing Address 1825 Burningtree Circle
Hoover, AL
35226

Grantee's Name Cathy Morgan Dollar
Mailing Address 1708 Burningtree Drive

Property Address 1679 McCain Parkway
Pelham, AL
35124

Date of Sale March 4, 2013
Total Purchase Price \$ 290,200.00

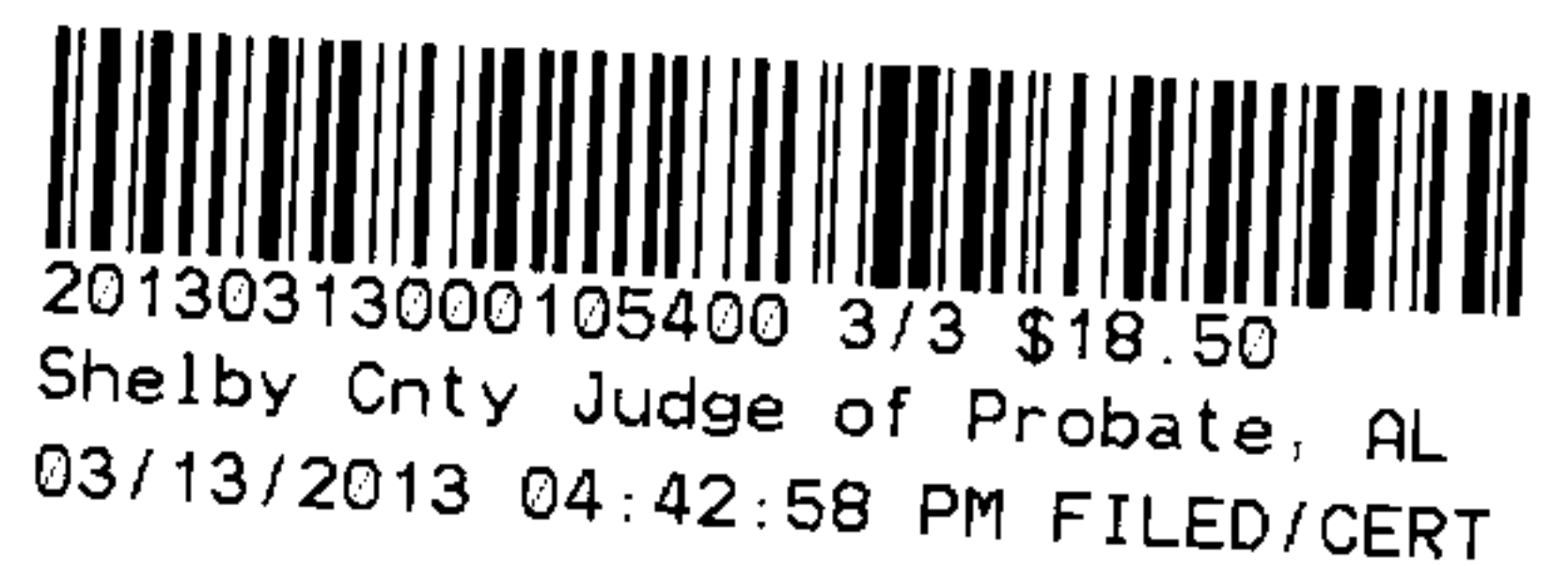
or
Actual Value \$ _____

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 listed 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 3-13-2013

Print Ginger H. Knight

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

\$290,000 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Form RT-1