

This instrument was prepared by:
David P. Condon
David P. Condon, P.C.
100 Union Hill Drive Ste. 200
Birmingham, AL 35209

Send tax notice to:
George Hightower, Jr. and Karla Hightower
300 Creek Run Circle
Calera, AL 35040

WARRANTY DEED, Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

Shelby COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Four Thousand Three Hundred Thirty Seven Thousand and 25/100 Dollars (\$104,337.25)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged,

Greater Birmingham Habitat for Humanity, Inc.

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

George Hightower, Jr. and Karla Hightower

(hereinafter referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 133, according to the Survey of Final Plat Shiloh Creek Sector One Plat II, as recorded in Map Book 42, Page 43, in the Probate Office of Shelby County, Alabama.

\$99,124.50 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2013 ad valorem taxes 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.

During such time as the property described herein is used for a purpose for which assistance under the Housing Opportunity Program Extension Act of 1996, P.L. 104-120, was provided or for another purpose involving the provision of similar services or benefits, then no person having an interest in this property shall refuse services for or accommodation or other benefits to any person with respect to the property on account of the person's race, color or national origin or otherwise engage in discrimination conduct of any kind on account of a person's race, color or national origin with respect to the property. This covenant shall run with the land.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, Charles Moore, on February 14, 2013.

Seller
Greater Birmingham Habitat for Humanity, Inc.
BY: Charles Moore (Seal)
Charles Moore
ITS: President/CEO

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Charles Moore as President/CEO of Greater Birmingham Habitat for Humanity, Inc. 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 and with full authority as such President/CEO, he executed the same voluntarily on the day the same bears date. Given under my hand and official seal on this February 14, 2013.

Shelby County, AL 03/14/2013
State of Alabama
Deed Tax: \$104.50

Notary Public:
My Commission Expires:

Expires: 6/6/2015

ALABAMA STATE AT LARGE

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Habitat for Humanity
P.O. Box 540
Fairfield, AL 35064

Grantee's Name
Mailing Address

George and Karla Hightower
300 Creek Run Circle
Calera, AL 35040

Property Address

300 Creek Run Circle
Calera, AL 35040

Date of Sale

2/14/2013

Total Purchase Price \$

104,337.25

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 Deed



20130314000107120 2/2 \$119.50
Shelby Cnty Judge of Probate, AL
03/14/2013 03:59:35 PM FILED/CERT

If the conveyance document presented for recordation contains all of the 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

3/5/2013

Unattested

(verified by)

Print

Caroline Wildman

Sign

Caroline Wildman

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1