

46828
Shelby

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Justin L. Baker
209 Meriweather Lane
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Source of title Deed BkL 2006, page 197220.

That in consideration of One hundred six thousand, five hundred and 00/100 (\$106,500.00) Dollars, (of which amount \$104,570.00 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Matthew L. Mitchell, a single man (herein referred to as grantors) do grant, bargain, sell and convey unto Justin L. Baker, a single man (herein referred to as GRANTEE) the following described real estate situated in CHILTON County, Alabama to-wit:

Lot 64, according to the Survey of Meriweather, Sector 1, as recorded in Map Book 24, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record. Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this March 15, 2013

_____(SEAL)

Matthew L. Mitchell (SEAL)
Matthew L. Mitchell

_____(SEAL)

_____(SEAL)

STATE OF ALABAMA
Jefferson COUNTY

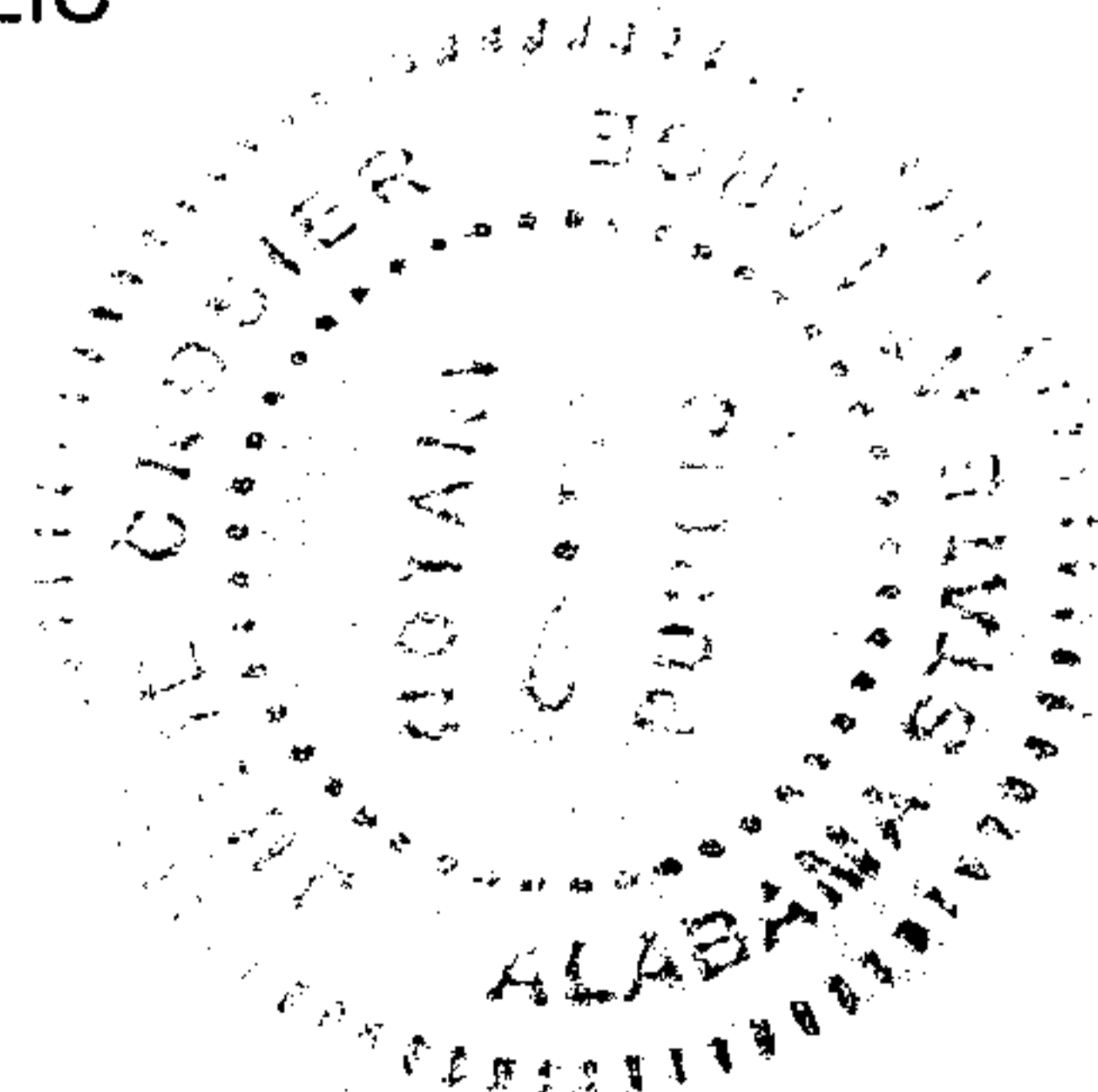
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew L. Mitchell, a single man, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on March 15, 2013

My commission expires: JAN 19th 2014

Julie Crozier
NOTARY PUBLIC

Shelby County, AL 03/28/2013
State of Alabama
Deed Tax: \$2.00



20130328000129720 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
03/28/2013 02:54:14 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 Matthew L. Mitchell
Mailing Address 209 Meriweather LN
Calera, AL 35040

Grantee's Name Justin L. Baker
Mailing Address 330 Co. Rd. 825
Clanton, AL 35045

Property Address 209 Meriweather LN
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ 106500.00
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, 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 3-15-13

Print MATTHEW L. MITCHELL

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT

