This instrument prepared by: Sandy F. Johnson 3170 Highway 31 South Pelham, AL 35124

SEND TAX NOTICE TO: Erin M. Fisher 1926 Tahiti Lane Alabaster, AL 35007

## **GENERAL WARRANTY DEED**



STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Eighteen Thousand And No/100 Dollars (\$118,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Kelly Holland Alverson, Administrator of the Estate of Louise Dill Holland, deceased, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Erin M. Fisher (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 29, in Block 1, according to the map and survey of Southwind, Second Sector, as recorded in Map Book 6, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Fifteen Thousand Eight Hundred Sixty-Two And No/100 Dollars (\$115,862.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Said Deed issued pursuant to that certain Order Approving Private Sale in the matter of the Estate of Louise Dill Holland, Shelby County, Alabama, Probate Case No. 2012-000680.

Jerry Cole Holland, the other grantee in Instrument #1978100500134380, died on or about April 21, 2012.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on March 29, 2013.

BY: Kelly Holland Alverson Personal Representative

Kelly Holland Alverson, Per	sonal Representative
STATE OF ALABAMA SHELBY COUNTY	) )
Holland Alverson, whose na foregoing conveyance, and	authority, a Notary Public in and for said County, in said State, hereby certify that Kelly ame as Administrator of the Estate of Louise Dill Holland, deceased, is signed to the who is known to me, acknowledged before me on this day that, being informed of the , she, as such Administrator and with full authority, executed the same voluntarily for e.

Given under my hand and official seal on the 29th day of March, 2013.

Notary Public

Commission Expires:

Estate of Louise Dill Holland, deceased

Shelby County, AL 04/03/2013 State of Alabama Deed Tax: \$2.50

FILE NO.: TS-1202125

## Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	The Estate of Louise Dill Howard, deceased	Grantee's Name	Erin M. Fisher	
Mailing Address	1926 Tahiti Lane Alabaster, AL 35007	•	1210 Huntley Apt Drive Pelham, AL 35124	
Property Address	1926 Tahiti Lane Alabaster, AL 35007	Date of Sale Total Purchase Price or Actual Value		March 29, 2013 \$118,000.00
		or		Ψ
		Assessor's Market Value		\$
-	ce or actual value claimed on this for ordation of documentary evidence is n		the foll	lowing documentary evidence:
Bill of Sale		Appraisal		
Sales Contract		Other:		
X Closing State	ment			

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 - The Estate of Louise Dill Howard, deceased, 1926 Tahiti Lane, Alabaster, AL 35007.

Grantee's name and mailing address - Erin M. Fisher, 1210 Huntley Apt Drive, Pelham, AL 35124.

Property address - 1926 Tahiti Lane, Alabaster, AL 35007

Date of Sale - March 29, 2013.

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 with be used and the taxpayer will be penalized pursuant to <u>Code of Alabama</u> 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: March 29, 2013

Agent

20130403000138220 2/2 \$17.50 Shelby Cnty Judge of Probate, AL 04/03/2013 12:37:31 PM FILED/CERT