

STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY         )                    WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable considerations to the undersigned Grantor, **FRANCES LEAH KOTULAK N/K/A FRANCES LEAH O’GWYNN**, a married woman, in hand paid by **JAMES S. GLASSCOCK**, the receipt and sufficiency of which are hereby acknowledged, I, the said **FRANCES LEAH KOTULAK N/K/A FRANCES LEAH O’GWYNN**, do hereby grant, bargain, sell and convey unto the said **JAMES S. GLASSCOCK**, the following-described real estate, to-wit:

Lot 1710, according to the survey of Old Cahaba IV, 2nd Addition, Phase 6, recorded in Map Book 34 at Page 67 in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. SUBJECT TO MATTERS AS SHOWN ON RECORDED IN MAP BOOK 34 AT PAGE 67.
- 2. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 20041223000700700.
- 3. RIPARIAN RIGHTS INCIDENT TO INSURED PREMISES.
- 4. EASEMENTS AND RIGHTS OF WAY OF RECORD, AFFECTING INSURED PREMISES.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way recorded in the Office of the Judge of Probate of Shelby County, Alabama, affecting said above-described real property.

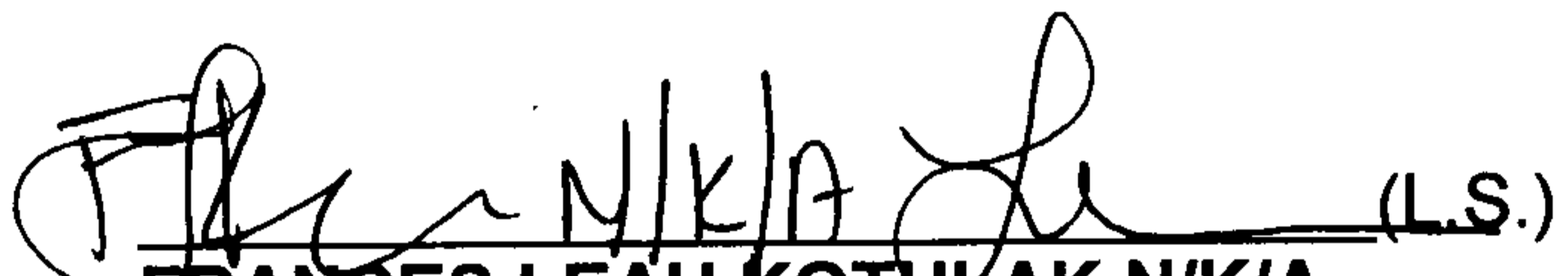
Said lot or parcel of real property was conveyed to Frances Leah Kotulak herein from Brendon M. Kotulak in that certain warranty deed of record in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument #20080505000182450.

The above-described property is not the residence or homestead of the grantor or the grantor’s spouse.

TO HAVE AND TO HOLD unto the said **JAMES S. GLASSCOCK**, his heirs and assigns in fee simple, forever. And I, do, for myself, my heirs, executors and administrators, covenant with the said **JAMES S. GLASSCOCK**, his heirs and assigns,

that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; and that I will, and my heirs, executors, and administrators shall warrant and defend the same unto the said **JAMES S. GLASSCOCK**, his heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 2<sup>nd</sup> day of April, 2013.

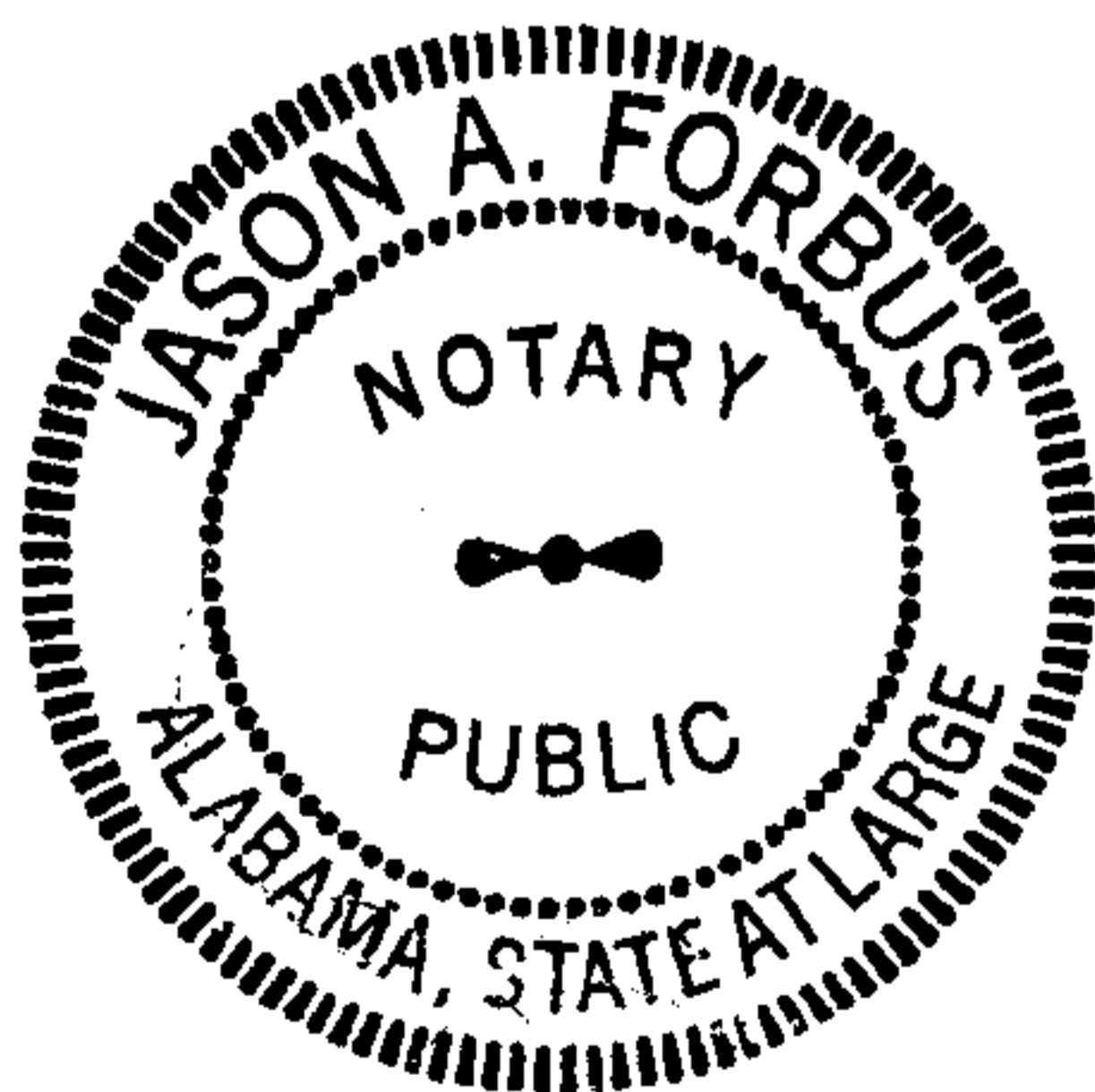
  
**FRANCES LEAH KOTULAK N/K/A**  
**FRANCES LEAH O'GWYNN**

STATE OF ALABAMA  
COUNTY OF LEE

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that **FRANCES LEAH KOTULAK N/K/A FRANCES LEAH O'GWYNN**, a married woman, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 2<sup>nd</sup> day of April, 2013.

(SEAL)



  
Notary Public

My Commission Expires 7/7/15

THIS INSTRUMENT PREPARED BY:  
Jason A. Forbus, Esquire  
Adams, Umbach, Davidson & White, LLP  
Post Office Box 2069  
Opelika, Alabama 36803-2069  
Telephone: 334/745-6466

# Real Estate Sales Validation Form

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

Grantor's Name Frances Leah Kotulak N/K/A  
Frances Leah O'Gwynn

Grantee's Name James S. Glasscock

Mailing Address 1729 Philmore Court  
Auburn, AL 36830

Mailing Address 673 Bentmoor Drive  
Helena, AL 35080

Property Address 673 Bentmoor Drive  
Helena, AL 35080

Date of Sale April 2, 2013

Total Purchase Price \$157,000.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_



20130404000140190 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
04/04/2013 01:42:42 PM FILED/CERT

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 April 2, 2013

Print Jason A. Forbus

☐ Unattested

Hope Hopper  
(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one