


**Send Tax Notice To:**

Earl Walker and Carrie Ann Walker  
524 Waterford Cove Circle  
Calera, AL 35040

**THIS INSTRUMENT PREPARED BY:**

Jeff W. Parmer  
Attorney For Cartus Financial Corporation  
850 Shades Creek Parkway, Suite 210  
Birmingham, AL 35209  
(205) 871-1440 Cartus File #2278861

  
20130408000144130 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
04/08/2013 12:29:50 PM FILED/CERT

**WARRANTY DEED**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of

(\$ 160,000.00 ) to the undersigned Grantors in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, we, Prentice Gilbert and his wife, Veronica Gilbert (herein referred to as Grantors) do grant, bargain, sell and convey unto

Earl Walker and Carrie Ann Walker

(herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more than one, the following described real estate, situated in the State of Alabama, County of Shelby County, to-wit:

**Lot 665, according to the Survey of Waterford Cove-Sector 3, Phase 2, as recorded in Map Book 34, Page 34, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

Deed Effective Date: March 27, 2013

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record. \$ 157,102.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantee(s), his/her/their heirs assigns, forever; it being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees as joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantee(s) 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee(s), his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors, and administrators, shall warrant and defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims of all persons.

Shelby County, AL 04/08/2013  
State of Alabama  
Deed Tax: \$3.00

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19 day of July, 2012.

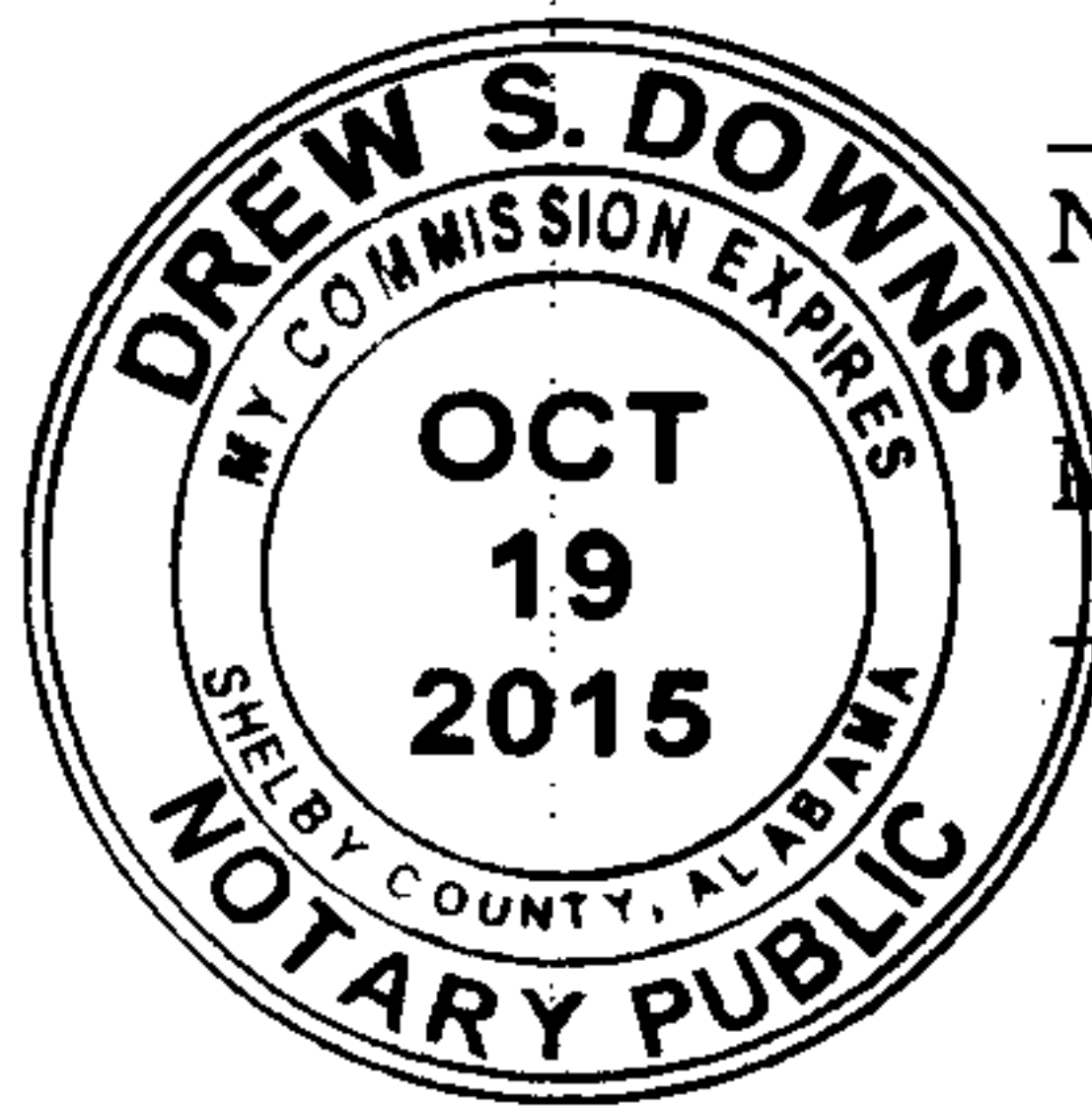
Prentice Gilbert  
Prentice Gilbert

Veronica Gilbert  
Veronica Gilbert

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is Prentice Gilbert 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 foregoing, he executed the same voluntarily and on the day the same bears date.

Given under my hand this 19 day of July, 2012.



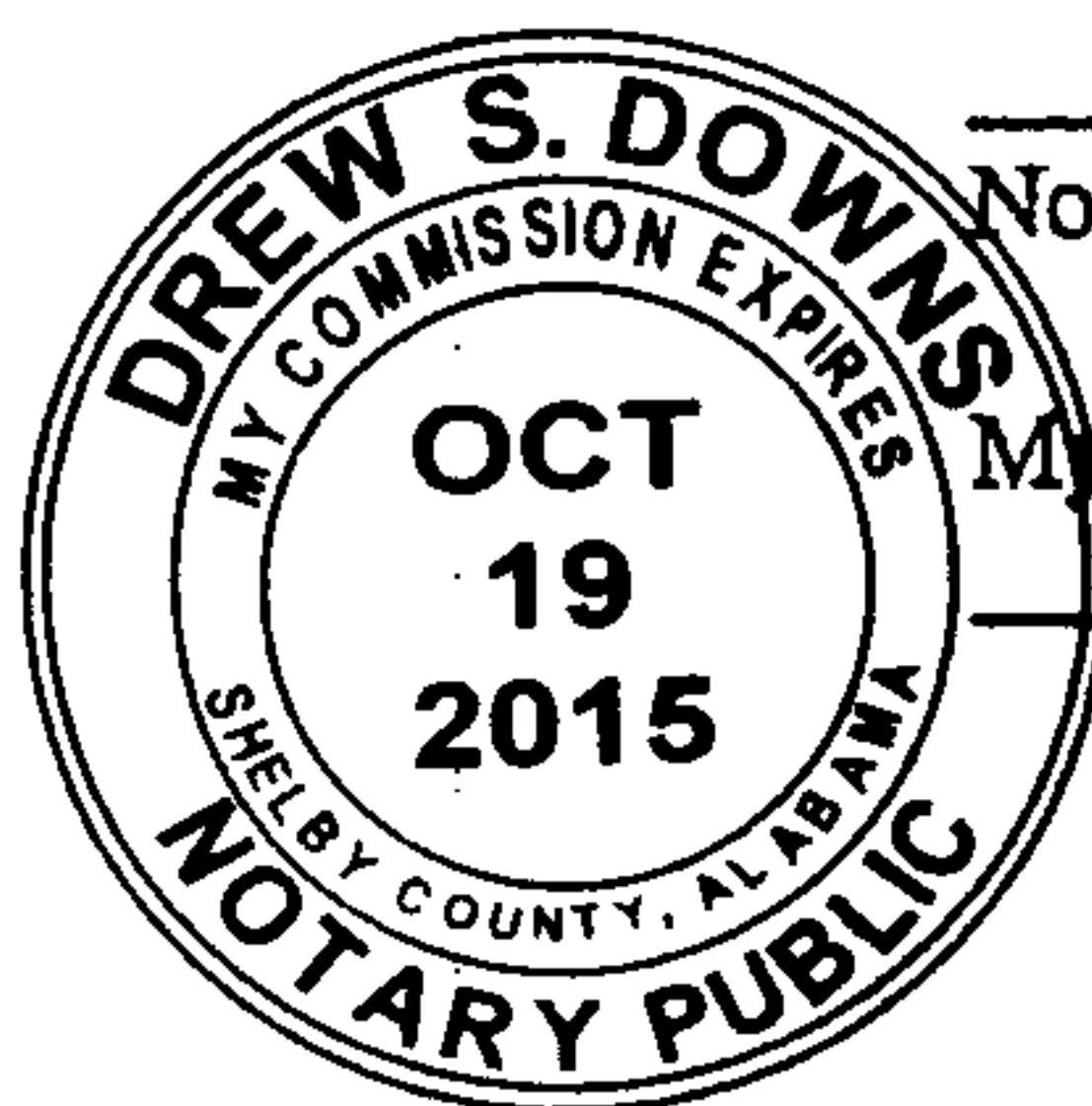
Dm Dan  
Notary Public

My Commission Expires:  
10-19-2015

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is Veronica Gilbert 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 foregoing, she executed the same voluntarily and on the day the same bears date.

Given under my hand this 19 day of July, 2012.



Dm Dan  
Notary Public

My Commission Expires:  
10-19-2015

**Instructions to Notary:** This form acknowledgment cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgment.



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# 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

Carhus Financial Corp.  
40 Apple Ridge Rd.  
Danbury, CT  
06810

Grantee's Name  
Mailing Address

Earl & Carrie Anne Walker  
524 Waterford Cove  
Circle  
Calera, AL 35040

Property Address

524 Waterford Cove  
Circle  
Calera, AL 35040

Date of Sale

3/27/13

Total Purchase Price

\$ 16,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ Closing Statement

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).

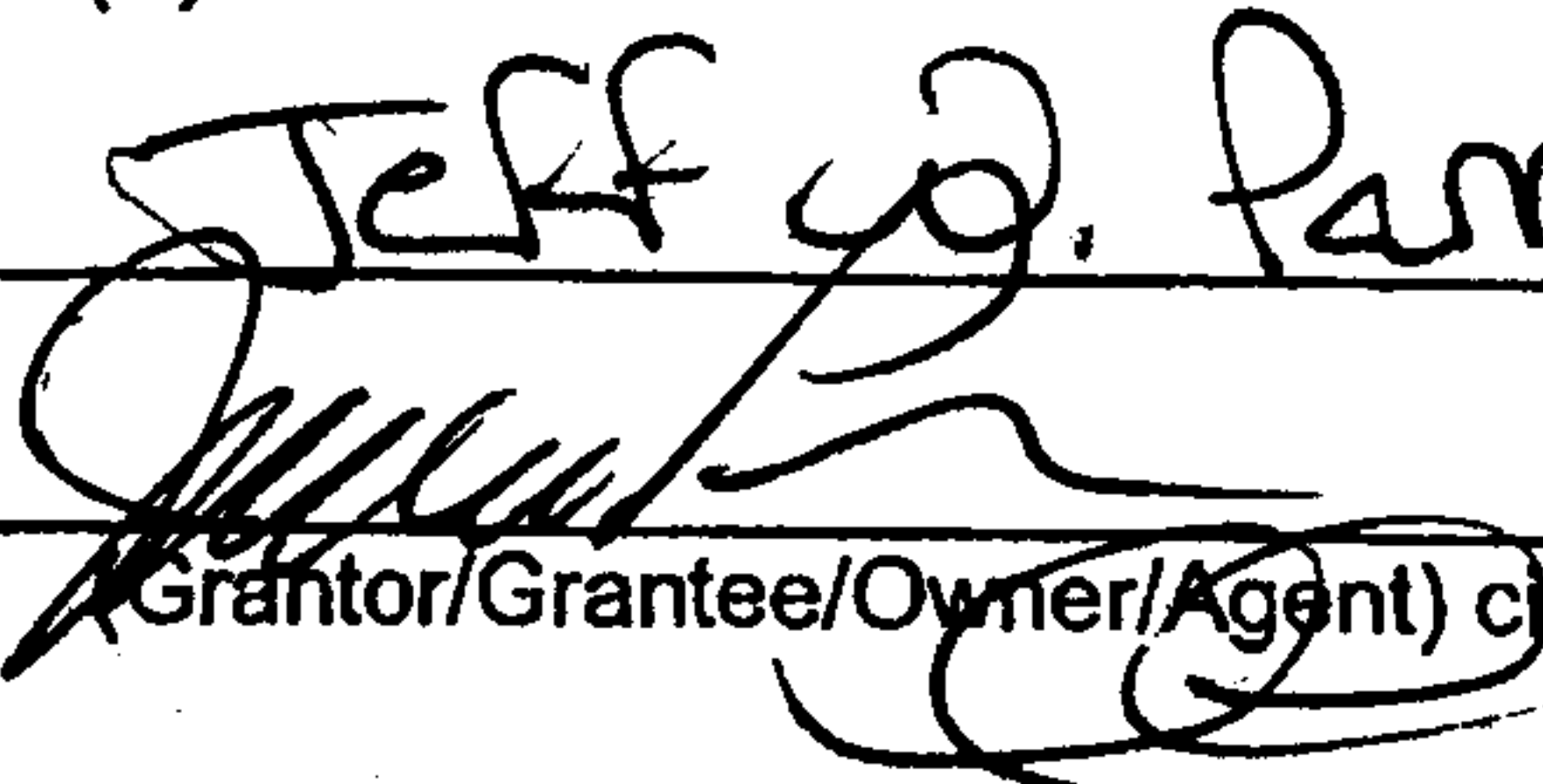
Date

4/4/13

Print

Jeff G. Parmer

Sign



(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20130408000144130 3/3 \$21.00  
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Form RT-1