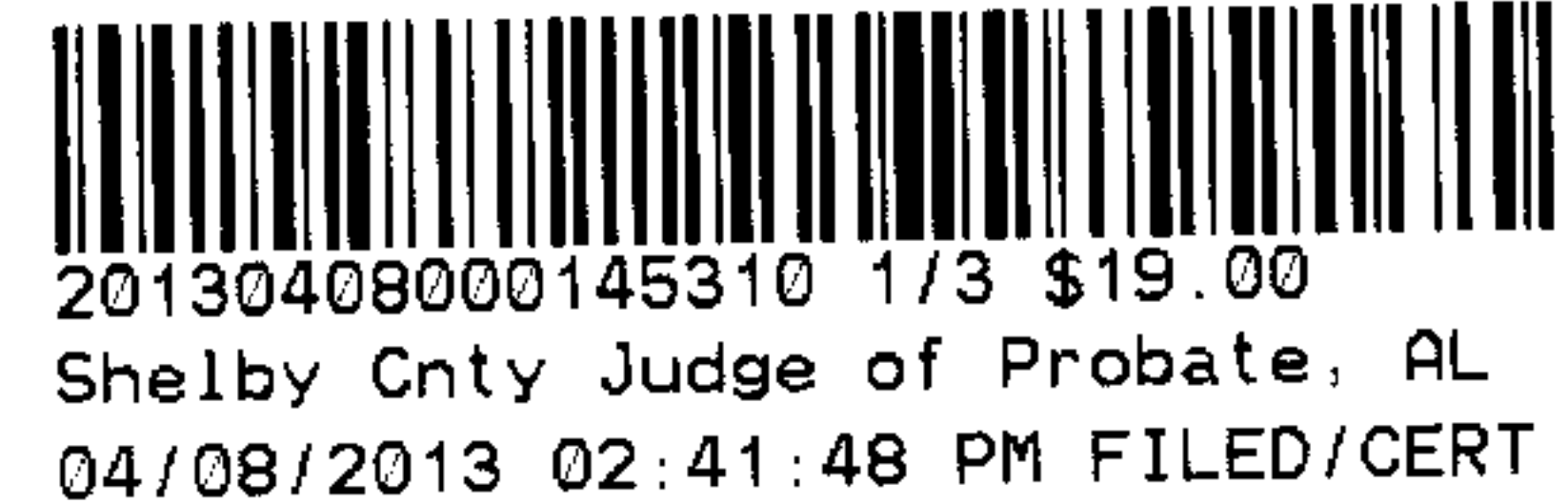


Send tax notice to:  
LaSonia A. Gonzalez  
136 Cove Landing  
Calera, AL 35040  
NTC1300077

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #350  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Five Thousand and 00/100 Dollars (\$105,000.00) in hand paid to the undersigned, Terri Whitworth and Duane Carter, wife and husband (hereinafter referred to as "Grantors"), by LaSonia A. Gonzalez (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 33, according to the Survey of Willow Cove, Phase 2, as recorded in Map Book 24, Page 49, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.


\$107,142.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A  
MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and  
assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 28th day of March, 2013.

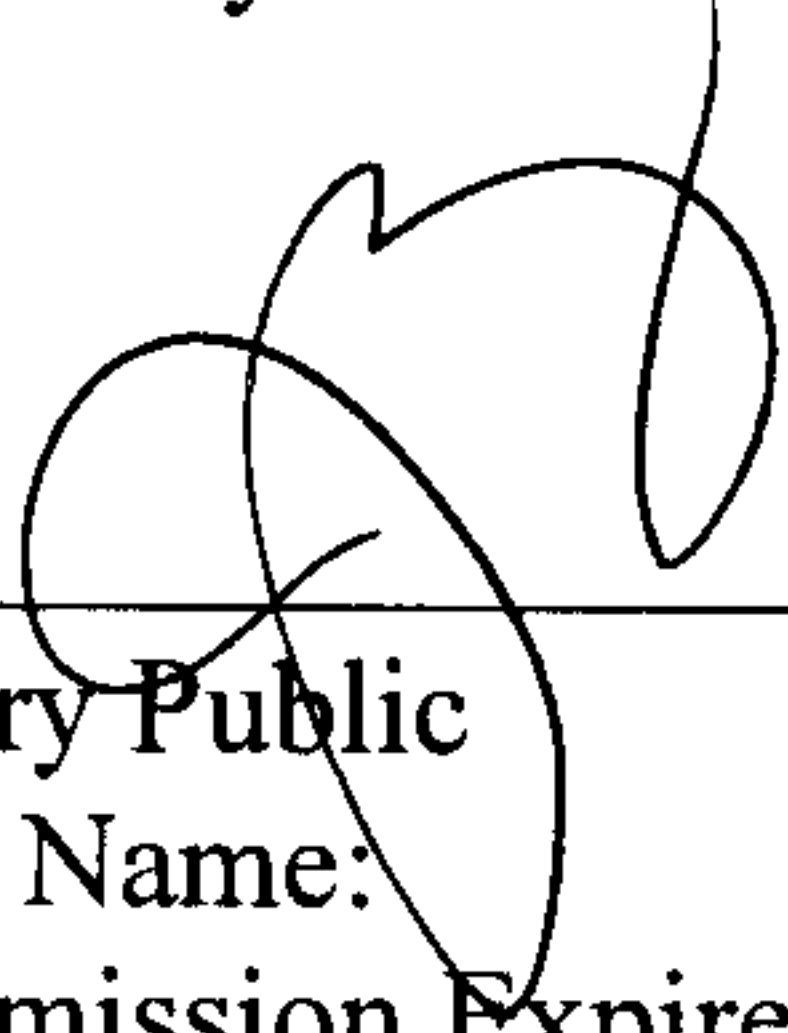
  
Terri Whitworth


  
Duane Carter

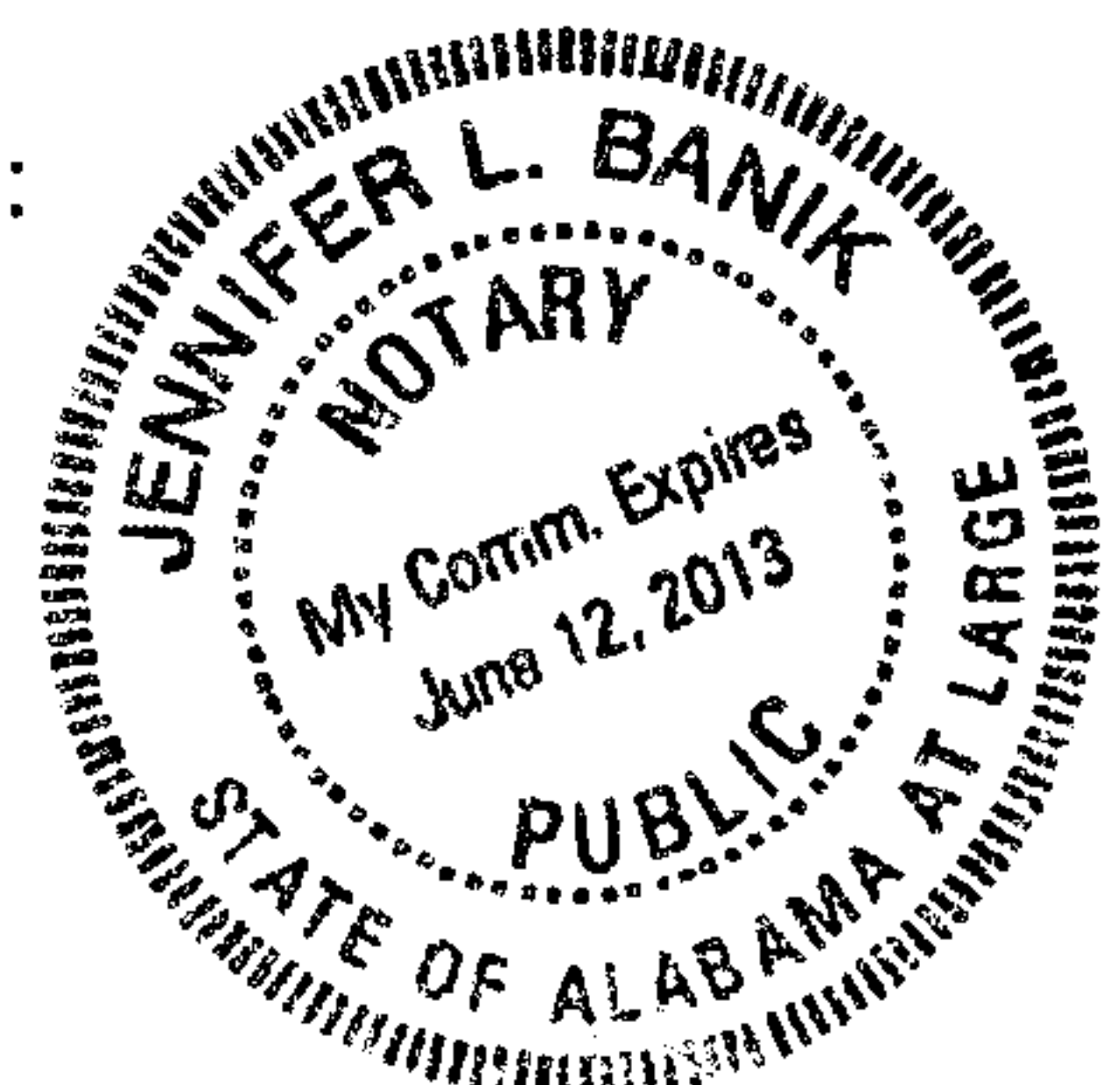
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terri Whitworth and Duane Carter, Wife and Husband, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of March, 2013.

  
\_\_\_\_\_  
Notary Public  
Print Name:  
Commission Expires:

  
20130408000145310 2/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
04/08/2013 02:41:48 PM FILED/CERT





# Real Estate Sales Validation Form

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

Grantor's Name Terri Whitworth  
Mailing Address 424 Colonial Dr  
Alabaster AL  
35007

Grantee's Name LaSonja Gonzalez  
Mailing Address 136 Cove Landing  
Calera AL  
35040

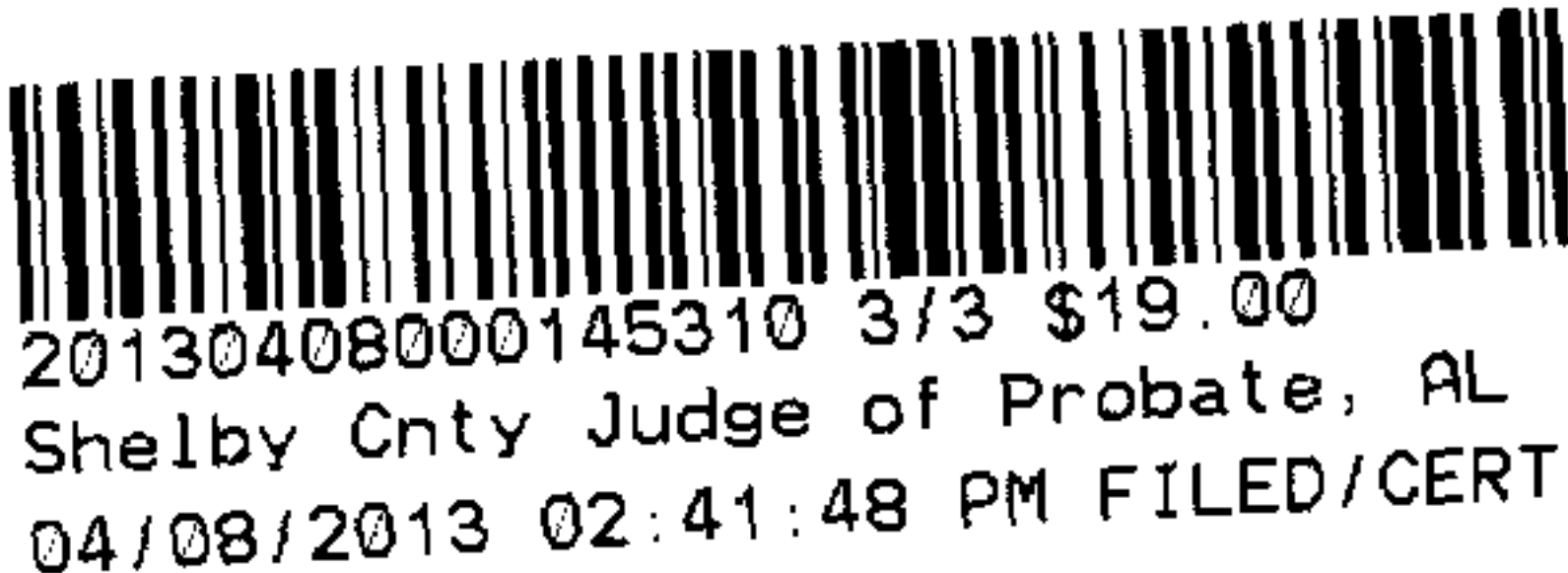
Property Address 424 Colonial Dr

Date of Sale 3-28-13

Total Purchase Price \$ 105,000

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

Print

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one