

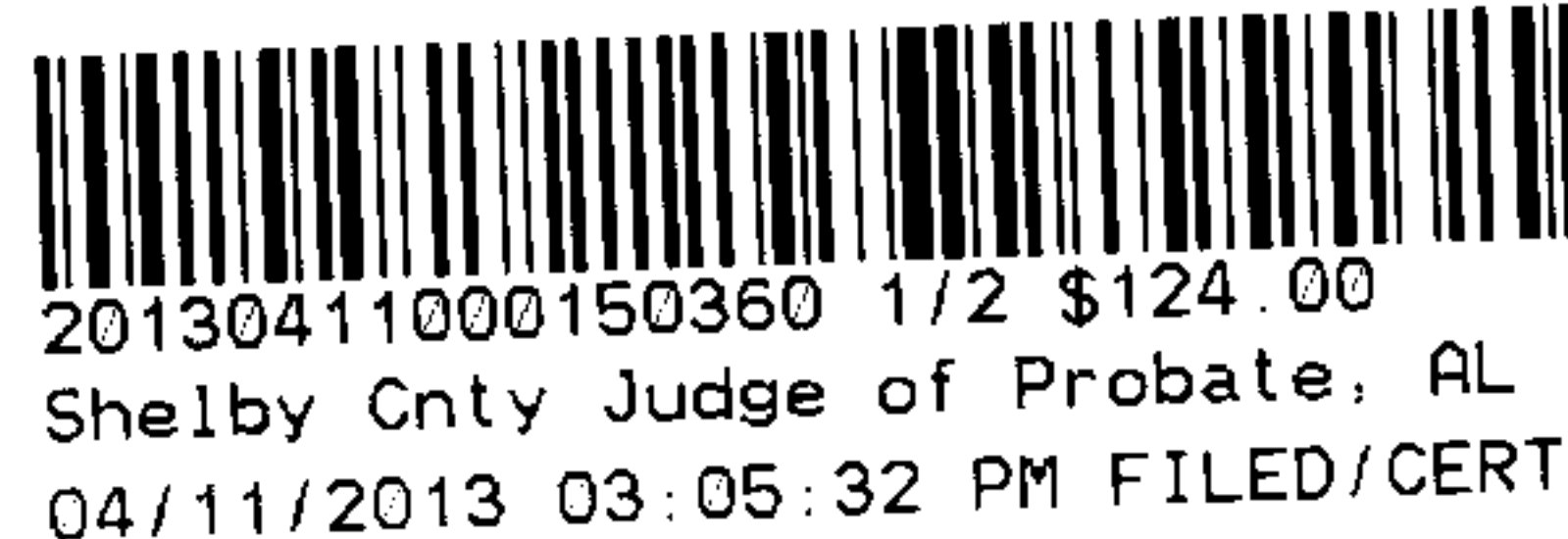
THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

JANE S. KETCHAM
219 Carnoustie
Birmingham, Alabama 35242

WARRANTY DEED



STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Nine Thousand and 00/100 Dollars (\$109,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, THOMPSON REALTY CO., INC., an Alabama corporation (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto JANE S. KETCHAM (herein referred to as "Grantee"), all of its right, title, and interest in the following described real estate, situated in SHELBY, Alabama, to wit:

LOT 141, ACCORDING TO THE SURVEY OF SHOAL CREEK, AS RECORDED IN MAP BOOK 6, PAGE 150 IN THE PROBATE OFFICE 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.

And the Grantor does for itself, its successors and assigns covenant with the said Grantee, and her assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid and that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, and her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor by CAROLINE LITTLE, as Vice-President of Thompson Realty Co., Inc., an Alabama corporation who is authorized to execute this conveyance has hereunto sets its signature and seal, this 9th day of APRIL, 2013.

THOMPSON REALTY CO., INC.

By: 
CAROLINE LITTLE, VICE-PRESIDENT

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CAROLINE LITTLE, whose name as Vice-President of THOMPSON REALTY CO., INC., an Alabama corporation, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 9th day of APRIL, 2013.



Notary Public

My Commission Expires: 9/27/2017

Shelby County, AL 04/11/2013
State of Alabama
Deed Tax: \$109.00

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

Grantor's Name Thompson Realty Co., Inc. Grantee's Name Jane S. Ketchum
Mailing Address Cl. George Vaughn Mailing Address 219 Cornacott
300 Cahaba Park Circle Ste 200 Birmingham AL 35244
Birmingham AL 35244
Property Address Lot 141 - Shond Creek Date of Sale 4/9/2013
Total Purchase Price \$ 109,000
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 ☐ 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 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 4/9/2013

Print George Vaughn

Sign [Signature]

Unattested _____
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

