

**WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Latoya Danielle Hagler  
133 Stratford Circle  
Pelham, AL 35124

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred forty six thousand and no/100 (\$146,000.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Edwin L. Kimbell and Betty J. Kimbell, husband and wife and Cynthia Kimbell Cummins, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Latoya Danielle Hagler** is (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 72, according to the Map and Survey of Stratford Place, Phase V, as recorded in Map Book 15, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

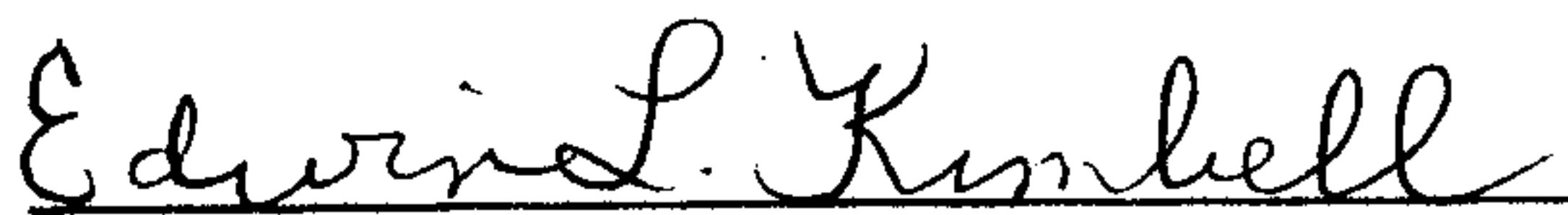
\$143,355.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

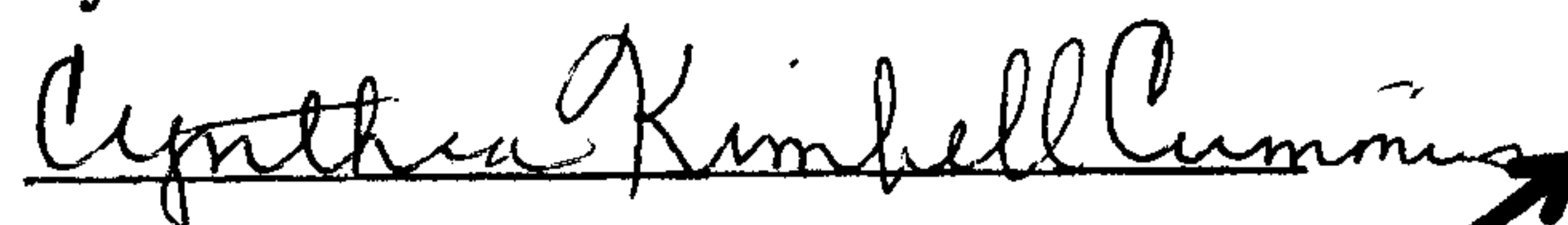
In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 8<sup>th</sup> day of April, 2013.

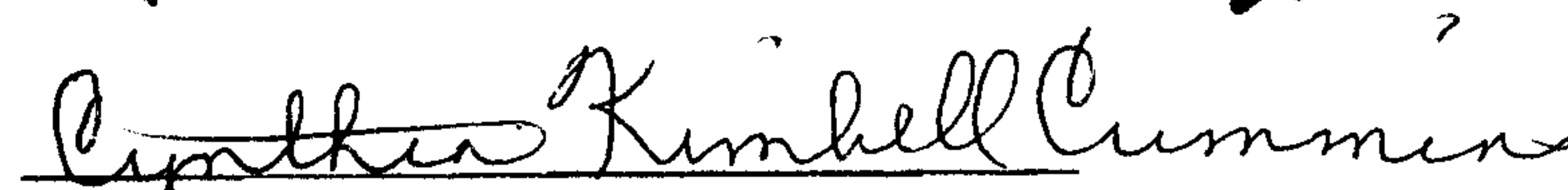


→ **Edwin L. Kimbell**  
by his agent and attorney in fact  
**Cynthia Kimbell Cummins**

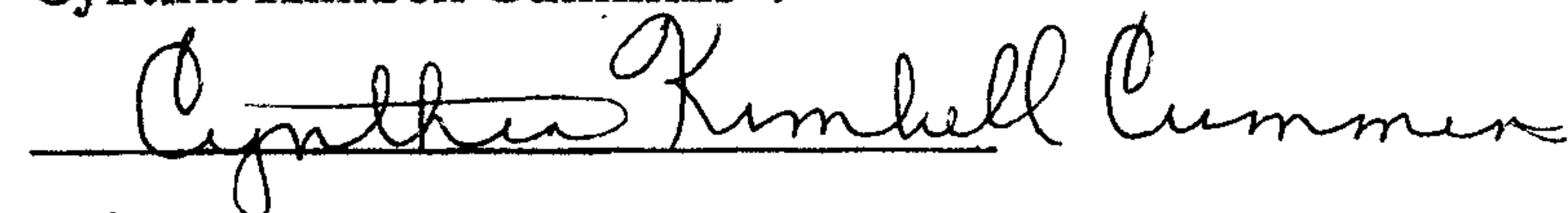


→ **Betty J. Kimbell**  
by her agent and attorney in fact  
**Cynthia Kimbell Cummins**

→ 



→ **Cynthia Kimbell Cummins**



STATE OF FLORIDA

COUNTY OF Clay

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia Kimbell Cummins, a married woman whose name 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 8<sup>th</sup> day of April, 2013.



Cindy M. Curren  
Notary Public

My Commission Expires: June 2, 2015

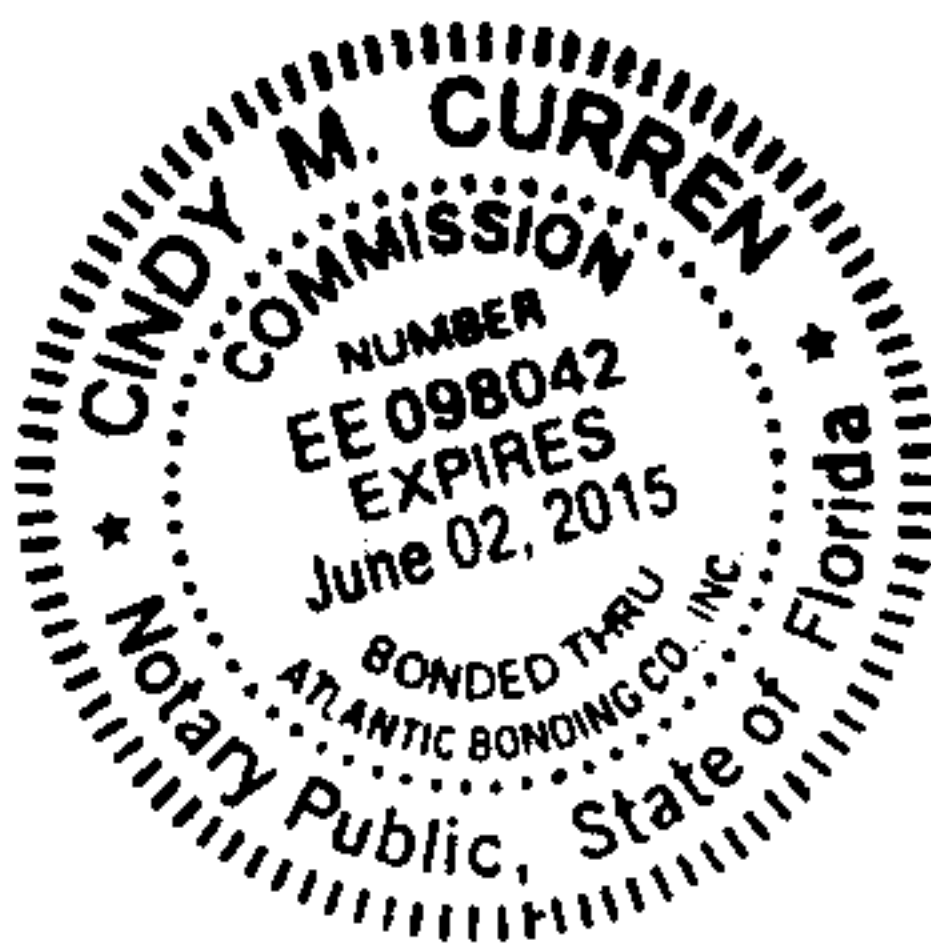
**ACKNOWLEDGMENT FOR POWER OF ATTORNEY**

STATE OF FLORIDA

COUNTY OF Clay

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia Kimbell Cummins, whose name as Agent and Attorney in Fact for Edwin L. Kimbell and Betty J. Kimbell, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she, in her capacity as such Agent and Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of April, 2013.



Cindy M. Curren  
Notary Public

My Commission Expires: June 2, 2015



20130423000163930 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
04/23/2013 10:05:05 AM FILED/CERT



# Real Estate Sales Validation Form

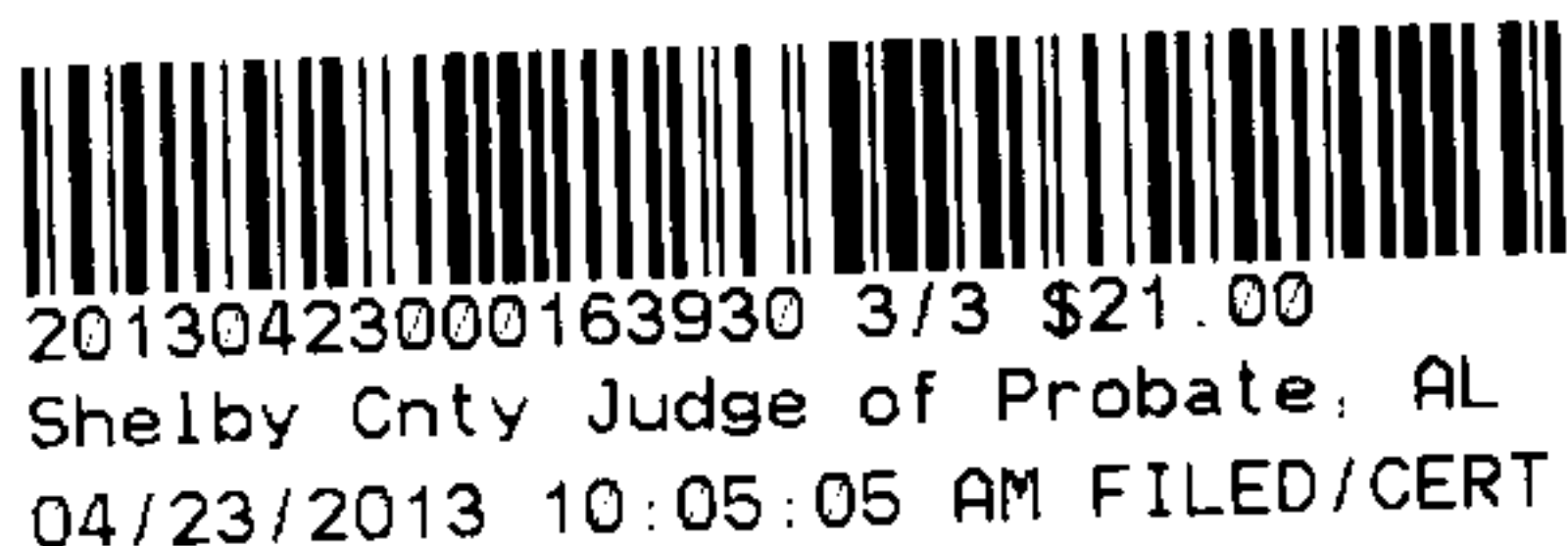
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Edwin L. Kimbell, Betty J. Kimbell  
Mailing Address Cynthia Kimbell Cummins  
2661 Foxwood Rd. S.  
Orange Park, FL 32073

Grantee's Name Latoya Danielle Hagler  
Mailing Address 133 Stratford Circle  
Pelham, AL 35124

Property Address 133 Stratford Circle  
Pelham, AL 35124

Date of Sale 04/08/2013  
Total Purchase Price \$ 146,000.00



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  
☒ 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 4/8/13

Print Kelly B. Furgerson

Unattested  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1