This instrument was prepared by: Mark E. Gualano, Attorney 701 Chestnut Street Vestavia Hills, AL 35216 Send Tax Notices to: Casey Wilson 225 Arbor Court Sterrett, AL 35147

## WARRANTY DEED

20130501000177560 1/2 \$16.00 20130501000177560 1/2 \$16.00 Shelby Cnty Judge of Probate, AL 05/01/2013 12:03:50 PM FILED/CERT

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of Two Hundred Seven Thousand Five Hundred and No/100 Dollars (\$207,500.00), to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, Misty R. Bevis, an unmarried woman, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto Casey Wilson, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Jefferson County, Alabama to-wit:

Lot 1019, according to the Survey of The Arbors of Forest Park, as recorded in Map Book 25, Page 146, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO:

- 1. Advalorem taxes for the current tax year.
- 2. Easements, restrictions, reservations and conditions of record.

\$211,734.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her their, it's heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) 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 30<sup>th</sup> day of April, 2013.

Misty R. Bevis (SEA

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Misty R. Bevis, an unmarried 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April,  $2p_{\perp}$ 

Notary Public

MARK E. GUALANO

My commission expires: 7/28/2013

## Real Estate Sales Validation Form

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

This l	Document must be filed in accord		
Grantor's Name	Misty R. Bevis		Casey Wilson
Mailing Address	556 Enclave Circle	Mailing Address	225 Arbor Court
	Fultondale, AL 350	68	Sterrett, AL 35147
	225 Arbor Court	Data of Sale	April 30, 2013
Property Address			A 1111 N
	Sterrett, AL 35147	or of	<u> </u>
		Actual Value	\$
		Or	
Shelby Cn	00177560 2/2 \$16.00 ty Judge of Probate, AL 3 12:03:50 PM FILED/CERT	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	(1,100010011011011	Appraisal	
Sales Contrac	<del>-</del>	Other	
Closing Stater			
		wastan amaina all of the co	autred information referenced
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.			
		nstructions	
Grantor's name and mailing address - provide the name of the person or persons conveying interest			
Grantors name an	d mailing address - provide o		
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,			
and the property as determined by the local official Granged with the			
responsibility of valuing property for property tax purposes will be used and the taxpayor will be property to			
pursuant to <u>Code of Alabama 1975</u> § 40-22-1 (n).			
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).			
of the benany mor	Calca III Code or Managina 17		
Date 4/30/13		Print Misty R. Bevi	.s Casey Wilson
		Sign / /st/ ?	$\mathcal{D}_{\mathcal{C}_{i}}(x) = \frac{1}{2} \left( \frac{1}{2} \left($
Unattested	/ 1	Sign / / / / / Grantor/Grant	tee/Owner/Agent) circle one
	(verified by)	\	Form RT-1