

# WARRANTY DEED

This Instrument Was Prepared By:

Luke A. Henderson, Esq.  
Luke A. Henderson, LLC  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:

Bain P. Hamilton  
249 Crest Lake Drive  
Birmingham, AL 35244

STATE OF ALABAMA )  
COUNTY OF SHELBY )



20130503000180470 1/2 \$19.50  
Shelby Cnty Judge of Probate, AL  
05/03/2013 10:56:27 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Forty-Seven Thousand and 00/100 Dollars (\$247,000.00), to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Thomas S. Kimbrough**, an unmarried man, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Bain P. Hamilton** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 17, Block 2, according to the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, Page 14, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.**

\$242,526.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

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

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted 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 heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal, this 30<sup>th</sup> day of April, 2013.

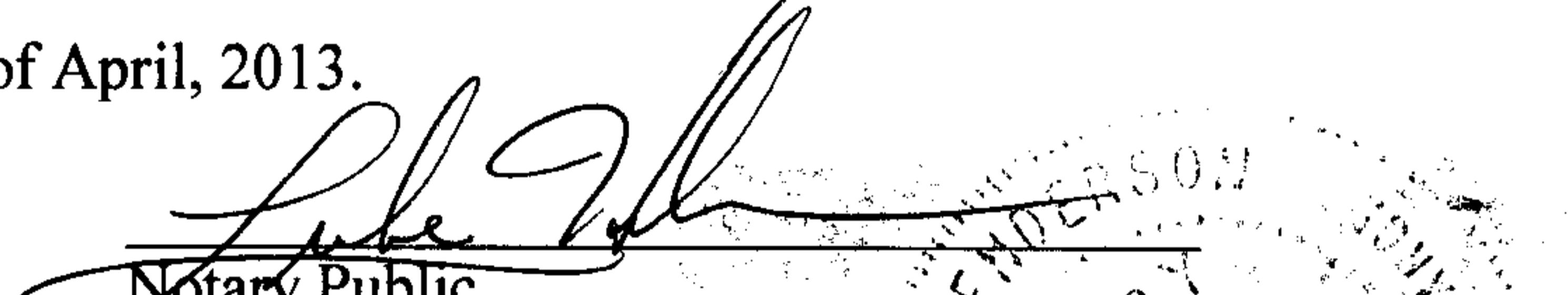


Thomas S. Kimbrough

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Thomas S. Kimbrough, an unmarried man, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30<sup>th</sup> day of April, 2013.



Notary Public

My Commission Expires: 7/26/16  
Property Address:  
249 Crest Lake Drive  
Birmingham, AL 35244  
Grantor's Address:  
3850 Galleria Woods Dr.  
Apt 308  
Hoover, AL 35244

Shelby County, AL 05/03/2013  
State of Alabama  
Deed Tax: \$4.50

## Real Estate Sales Validation Form

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

Grantor's Name Thomas S. Kimbrough  
Mailing Address 3850 Galleria Woods, Dr.  
Apt 308  
Hoover, AL 35244

Grantee's Name Bain P. Hamilton  
Mailing Address 249 Crest Lake Drive  
Birmingham, AL 35244

Property Address 249 Crest Lake Drive  
Birmingham, AL 35244

Date of Sale 4-30-13  
Total Purchase Price \$ 247,000.  
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

  
20130503000180470 2/2 \$19.50  
Shelby Cnty Judge of Probate, AL  
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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 4-30-13

Print Luke A. Henderson

Unattested

Sign Luke A. Henderson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one