

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
April A. Tucker  
116 Park Place Ln  
Alabaster, AL 35007



20130506000184320 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
05/06/2013 11:56:58 AM FILED/CERT

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Twenty-Three Thousand And No/100 Dollars (\$123,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Doris B. Langley and Dennis M. Langley, Trustees of the Doris B. Langley Trust, dated May 31, 1999, and any amendments thereto, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto April A. Tucker (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 19, according to the Survey of Park Place, Third Addition, as recorded in Map Book 17, Page 83, 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.

One Hundred Twenty Thousand Seven Hundred Seventy-Two And No/100 Dollars (\$120,772.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

\$3,690.00 of the consideration recited herein was paid from the proceeds of a second Mortgage executed simultanesouly herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on April 30, 2013.

Doris B. Langley Trust, dated May 31, 1999, and any amendments thereto

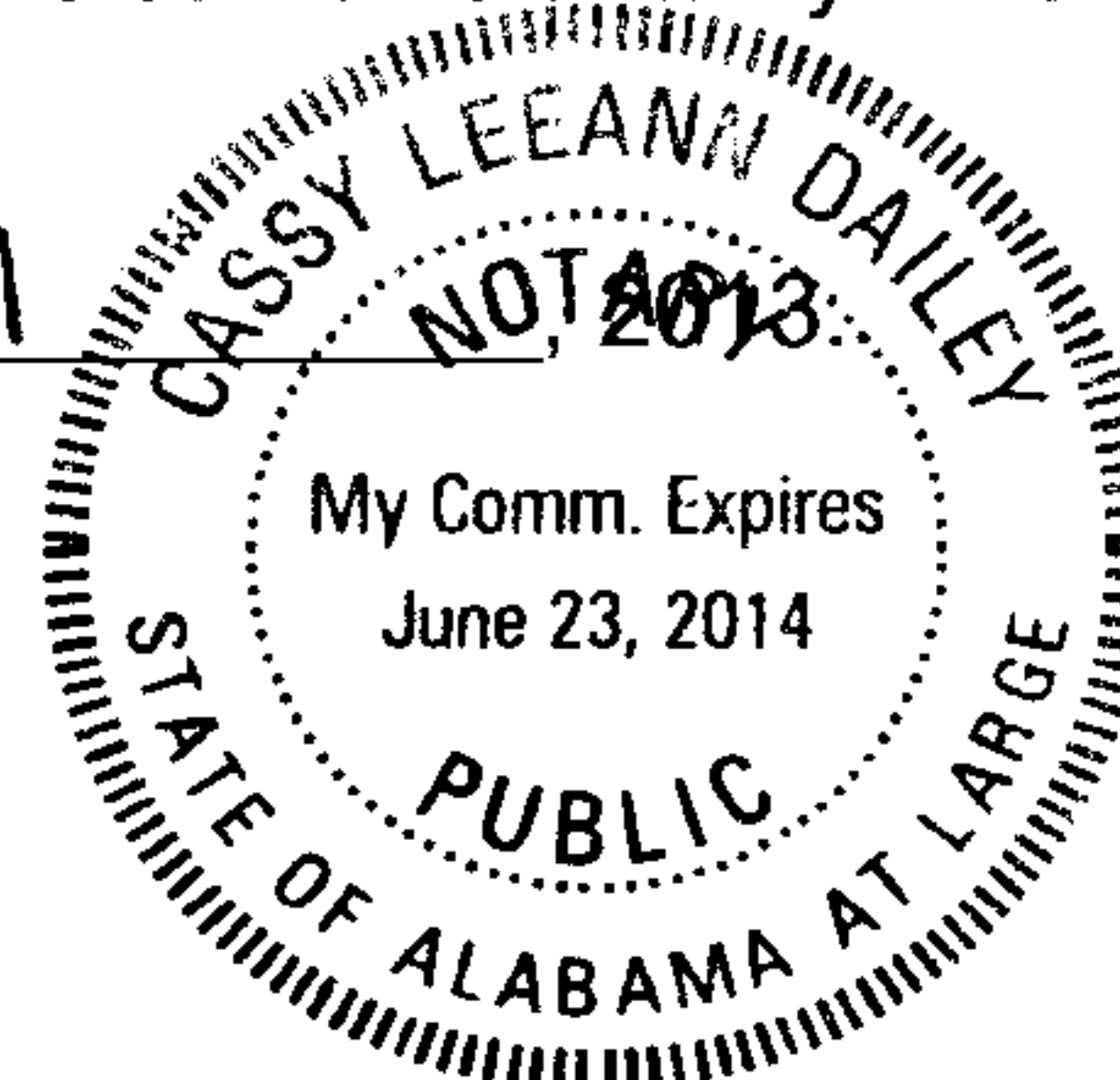
BY: Doris B. Langley Trustee  
Doris B. Langley, Trustee

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Doris B. Langley, whose name as Trustee of the Doris B. Langley Trust, 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 Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal on the 30<sup>th</sup> day of April

Cassy LeeAnn Dailey  
Notary Public  
Commission Expires:



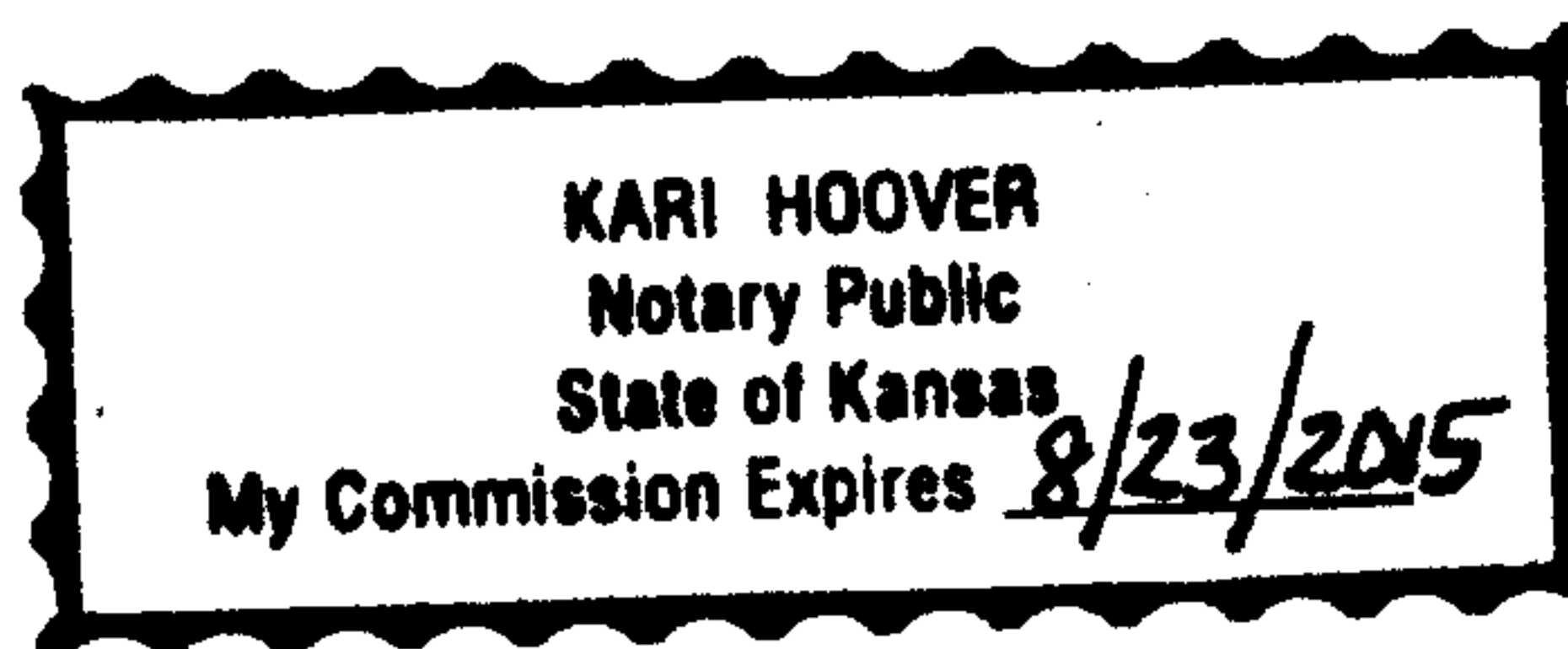
BY: Dennis M. Langley  
Dennis M. Langley, Trustee

STATE OF KANSAS )  
JOHNSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dennis M. Langley, whose name as Trustee of the Doris B. Langley Trust, 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, he, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal on the 26<sup>th</sup> day of APRIL, 2013.

Kari Hoover  
Notary Public  
Commission Expires:



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Shelby Cnty Judge of Probate, AL  
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Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Doris B. Langley and Dennis M. Langley, Trustees of the Doris B. Langley Trust, dated May 31, 1999, and any amendments thereto

Grantee's Name April A. Tucker

Mailing Address 116 Park Place Lane  
Alabaster, AL 35007

Mailing Address 6551 Montevallo Road  
Centreville, AL 35042

Property Address 116 Park Place Lane  
Alabaster, AL 35007

Date of Sale April 30, 2013  
Total Purchase Price \$123,000.00

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

☐ 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 - Doris B. Langley and Dennis M. Langley, Trustees of the Doris B. Langley Trust, dated May 31, 1999, and any amendments thereto, 116 Park Place Lane, Alabaster, AL 35007.

Grantee's name and mailing address - April A. Tucker, 6551 Montevallo Road, Centreville, AL 35042.

Property address - 116 Park Place Lane, Alabaster, AL 35007

Date of Sale - April 30, 2013.

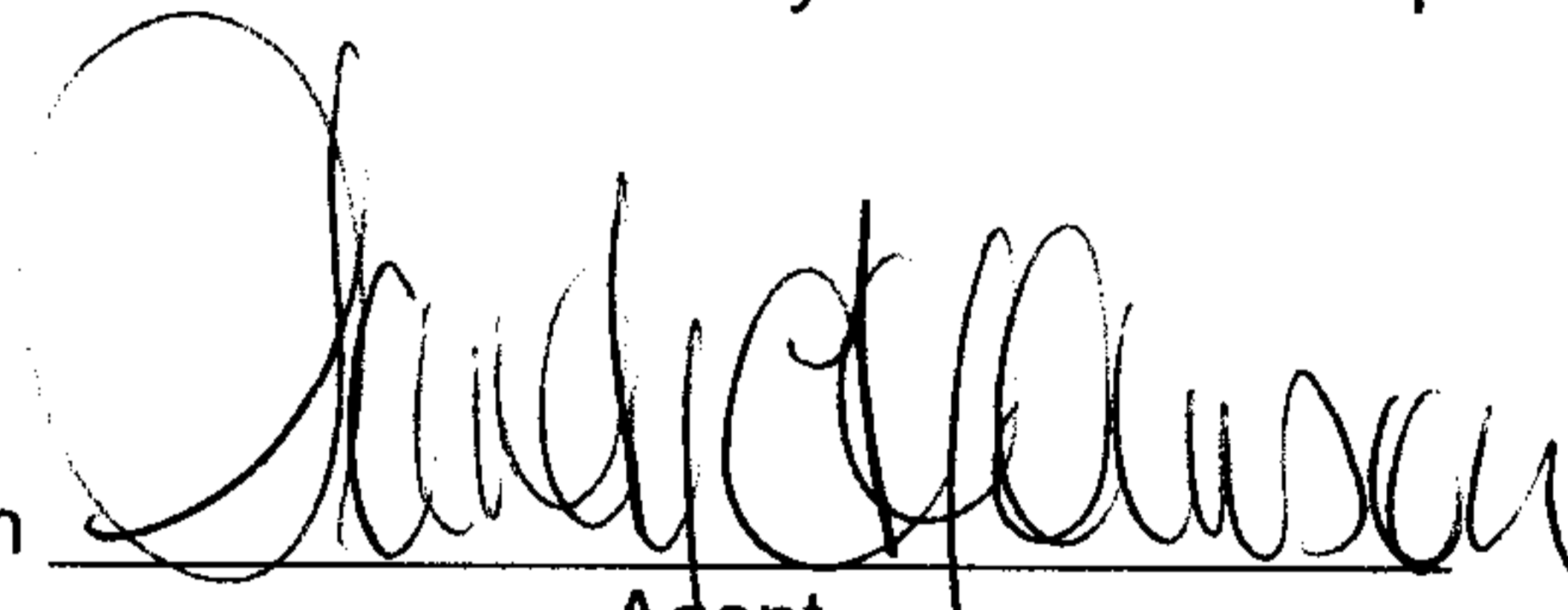
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 with 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: April 30, 2013

Sign   
Agent



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