

This instrument prepared by:
John H. Henson
1220 Alford Ave
Birmingham, AL 35226

SEND TAX NOTICE TO:
Linda Beck
9 The Oaks Circle
Birmingham, AL 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20130506000184930 1/3 \$250.50
Shelby Cnty Judge of Probate, AL
05/06/2013 12:34:52 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Thirty Two Thousand Five Hundred (\$232,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Michele N Connell, an unmarried person, and Elane N. Connell and Frederick H. Connell, wife and husband, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Linda Beck (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 9, together with an undivided 1/43rd interest in Lot 44 (Common Area), according to the Map of The Oaks, as recorded in Map Book 10, Page 89, 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.

\$ 0.00 of the consideration recited herein is from the proceeds of a purchase money mortgaeg of even date 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 26, 2013.

(SIGNATURES AND NOTARY ACKNOWLEDGMENTS ON FOLLOWING PAGE.)

Shelby County, AL 05/06/2013
State of Alabama
Deed Tax: \$232.50

Michelle N Connell
Michele N Connell

STATE OF Alabama
COUNTY OF Jefferson

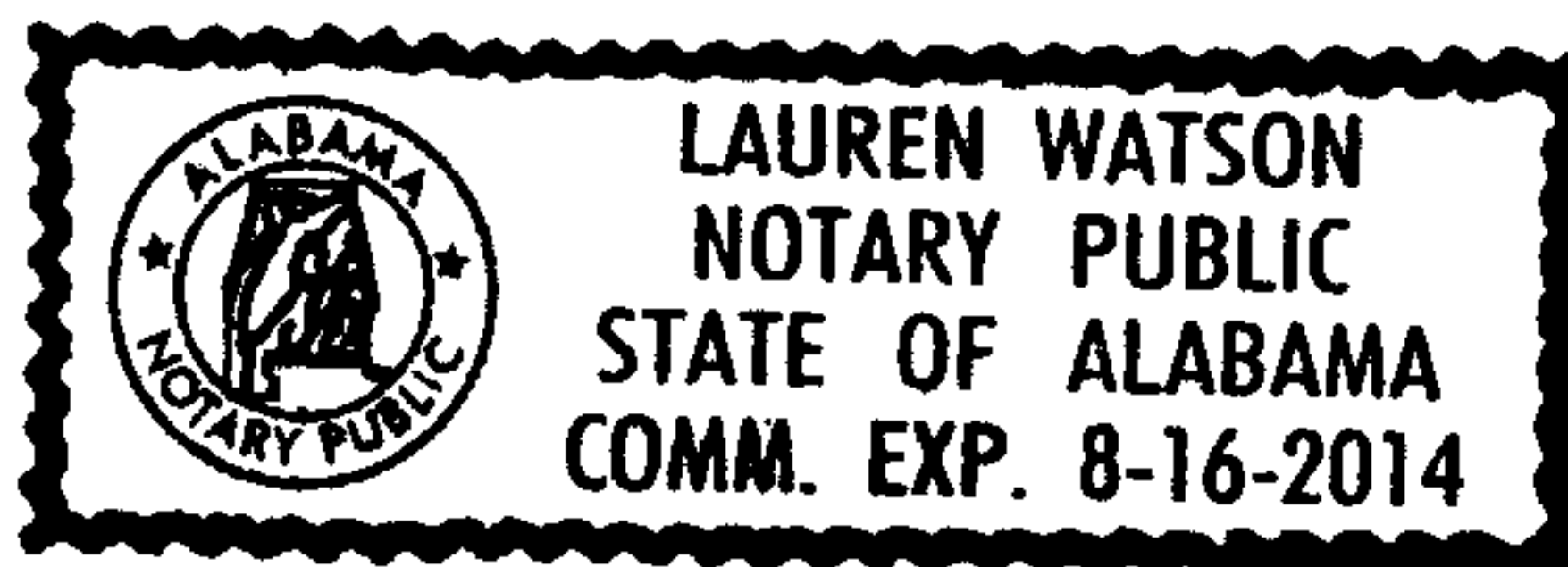
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michele N. Connell, an unmarried person whose name(s) is(are) signed to the foregoing conveyance and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 27 day of June, 2012.

Sammy Glass Cruz
Notary Public
Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 22, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Elane N. Connell
Elane N. Connell



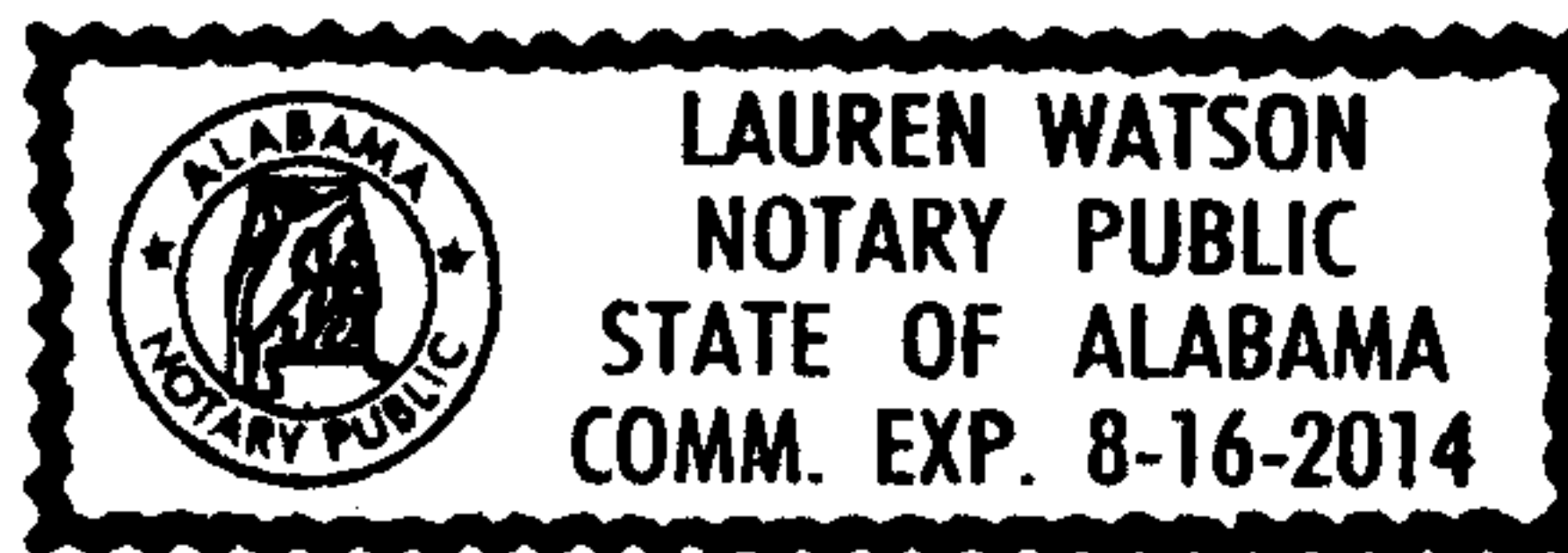
STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elane N. Connell, wife of Frederick H. Connell, whose name(s) is(are) signed to the foregoing conveyance and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 22 day of June, 2012.

Lauren Watson
Notary Public
Commission Expires: 08.16.14

Frederick H. Connell
Frederick H. Connell



STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frederick H. Connell, husband of Elane N. Connell whose name(s) is(are) signed to the foregoing conveyance and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 22 day of June, 2012.

Lauren Watson
Notary Public
Commission Expires: 08.16.14

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

Grantor's Name WHR Group, Inc.
Mailing Address 9 The Oaks Circle
 Birmingham, AL 35244

Grantee's Name Linda Beck
Mailing Address 9 The Oaks Circle
 Birmingham, AL 35244

Property Address 9 The Oaks Circle
 Birmingham, AL 35244

Date of Sale April 26, 2013
Total Purchase Price \$232,500.00
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 - WHR Group, Inc., 9 The Oaks Circle, Birmingham, AL 35244.

Grantee's name and mailing address - Linda Beck, 9 The Oaks Circle, Birmingham, AL 35244.

Property address - 9 The Oaks Circle, Birmingham, AL 35244

Date of Sale - April 26, 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 26, 2013

Sign Emily Schuler
Agent

