

## WARRANTY DEED

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

Send tax notice to:  
Laura Mechelle McCoy  
227 Sweetbay Dr.  
Maylene, AL 35114

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred sixty five thousand and no/100 (\$165,000.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **Donna T. Culver and Robert E. Keeton, as co-personal representatives of the Estate of Kathryn M. Thomas, deceased, Probate Case No. 2012-253**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Laura Mechelle McCoy** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 148, according to the Survey of Lake Forest, First Sector, as recorded in Map Book 24, Page 62, in the Probate Office 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.


Kathryn M. Thomas is the surviving grantee of that certain deed recorded in Instrument No. 2000-20639, the other grantee, Roy E. Thomas, having died on or about April 18, 2002.

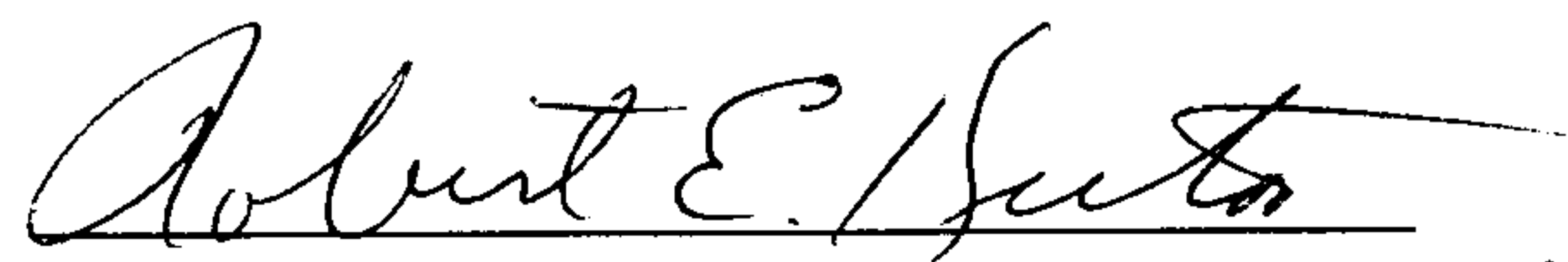
\$125,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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, the said grantor, has hereunto set my hand and seal this 24<sup>th</sup> day of April, 2013.

  
Donna T. Culver, co-personal representative

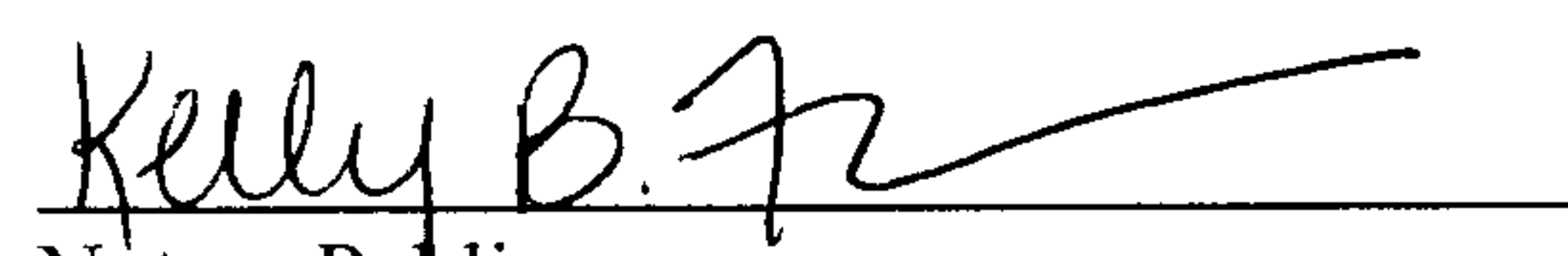
  
Robert E. Keeton, co-personal representative

### STATE OF ALABAMA COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Donna T. Culver and Robert E. Keeton, as co-personal representatives of the Estate of Kathryn M. Thomas, deceased, Probate Case No. 2012-253**, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such representatives and with full authority executed the same voluntarily for and as act of said estate.

Given under my hand and official seal this 24<sup>th</sup> day of April, 2013.

KELLY B. FURGERSON  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 20, 2014

  
Notary Public  
My Commission Expires: 10-20-2014



## Real Estate Sales Validation Form

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

Grantor's Name	<u>Donna T. Culver and Robert E. Keeton, as</u>	Grantee's Name	<u>Laura Mechelle McCoy</u>
Mailing Address	<u>co-personal representatives of the Estate of</u>	Mailing Address	<u>227 Sweetbay Dr.</u>
	<u>Kathryn M. Thomas, deceased, Probate Case No. 2012-253</u>		<u>Maylene, AL 35114</u>
	<u>1808 Manchester Ave. SW, Decatur, AL 35603</u>		
Property Address	<u>227 Sweetbay Dr.</u>	Date of Sale	<u>04/24/2013</u>
	<u>Maylene, AL 35114</u>	Total Purchase Price	<u>\$ 165,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

- |   |                                      |
|---|--------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal   |
| <input checked="" type="checkbox"/> Sales Contract    | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> 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 - 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 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 4/24/13

Print Kelly B. Furgerson

       Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1