


This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
Denise W. Weaver
2576 Magnolia Place
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20130604000226950 1/3 \$73.00
Shelby Cnty Judge of Probate, AL
06/04/2013 10:30:19 AM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Three Thousand Nine Hundred and 00/100 Dollars (\$273,900.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I, MELANIE T. WIDMAN CLAYPOOL, a married person, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto DENISE W. WEAVER, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Lot 29, according to the Survey of The Magnolias at Brook Highland, as recorded in Map Book 13, page 102, in the Probate Office of Shelby County, Alabama.

Two Hundred Nineteen Thousand One Hundred Twenty and 00/100 Dollars (\$219,120.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Melanie T. Widman Claypool is one and the same person as Melanie T. Widman.

The subject property does not constitute the homestead of the spouse of Grantor Melanie T. Widman Claypool.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executors and administrator covenant with said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I am and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.


Dated this the 24th day of May, 2013.

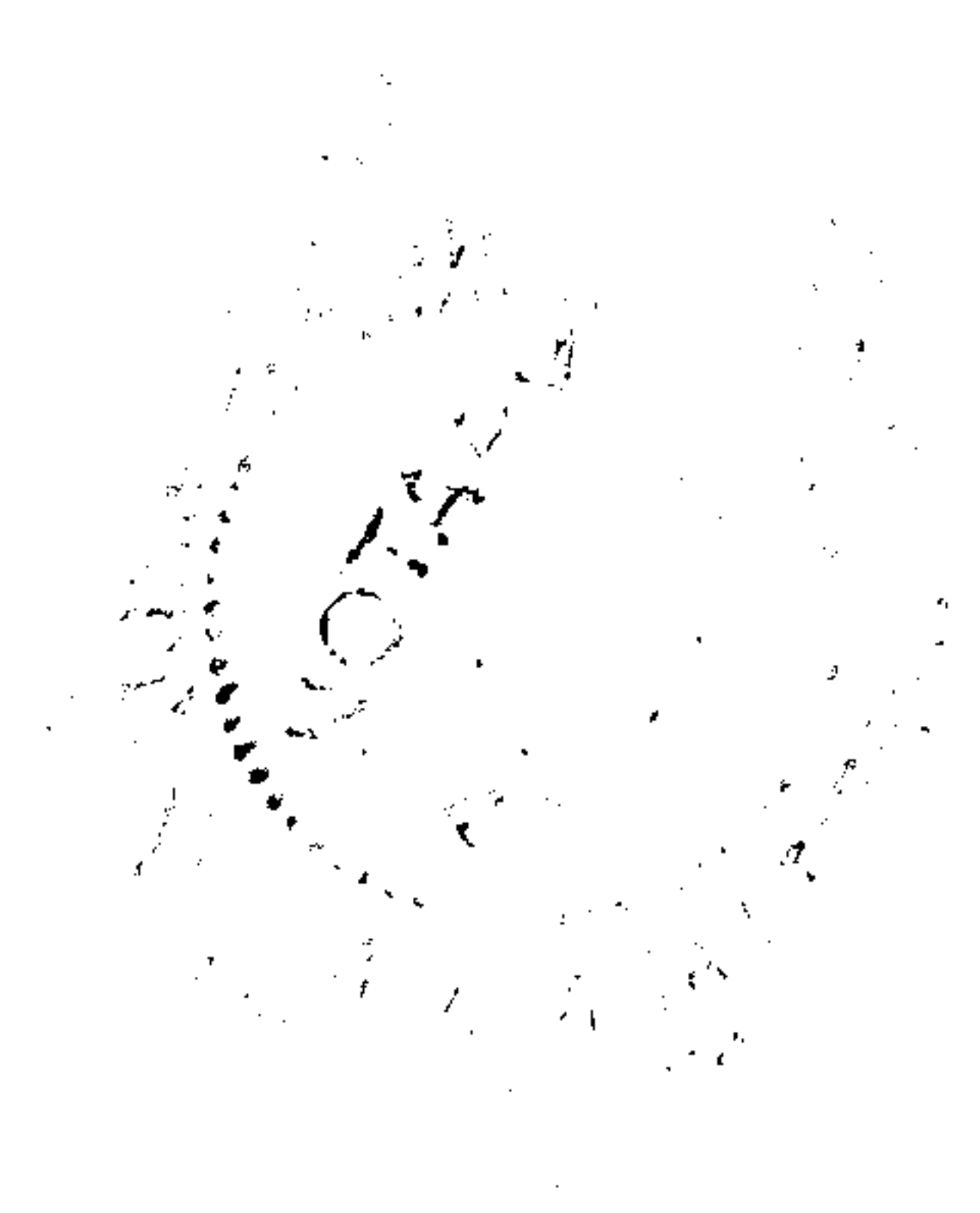

MELANIE T. WIDMAN CLAYPOOL

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that MELANIE T. WIDMAN CLAYPOOL, 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 the 24th day of May, 2013.


NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/2013



Property Address:
2576 Magnolia Place
Birmingham, AL 35242

Grantee's Address:
2576 Magnolia Place
Birmingham, AL 35242

Grantor's Address:
532 Thornberry Pl.
Birmingham, AL 35242



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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 Melanie T. Widman Claypool
Mailing Address 532 Thornberry Place
Birmingham, AL 35242

Grantee's Name Denise W. Weaver
Mailing Address 2576 Magnolia Place
Birmingham, AL 35242

Property Address 2576 Magnolia Place
Birmingham, AL 35242

Date of Sale 05/24/2013

Total Purchase Price \$ 273,900.00

or

Actual Value

\$

or

Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

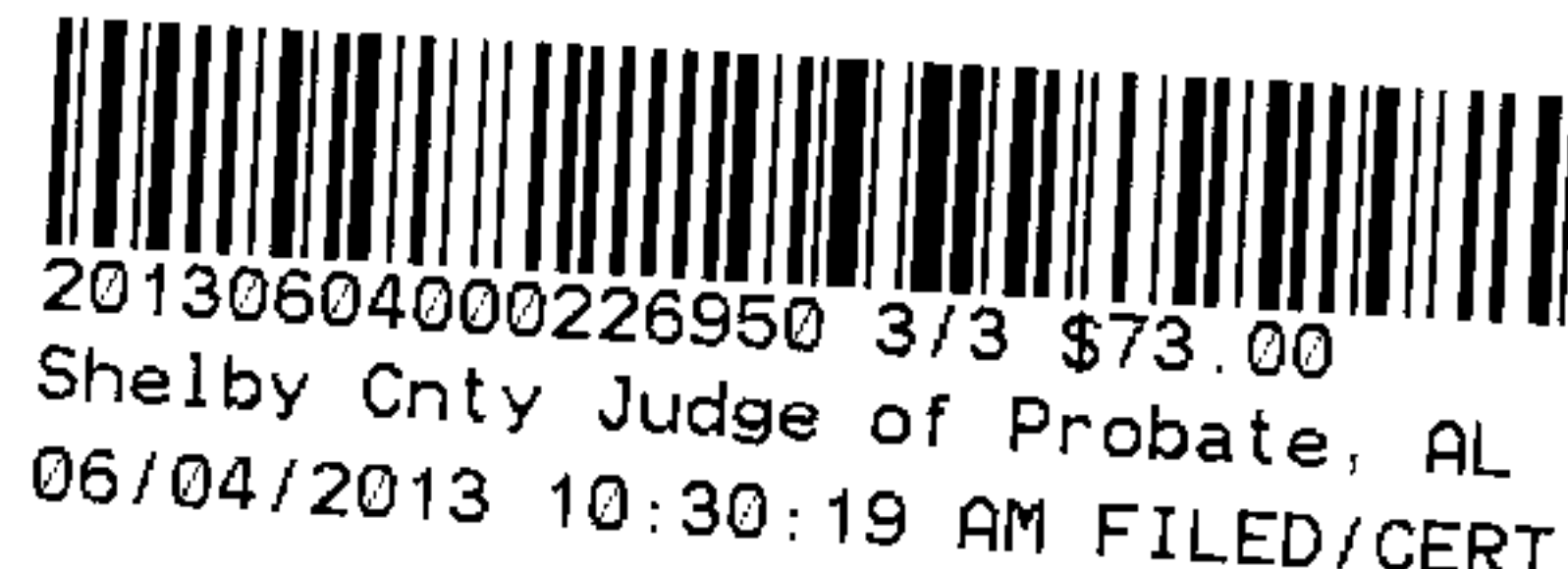
Instructions

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

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.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 05/24/2013

Print John A. Gant

Sign

(Owner/Agent) circle one