

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

Send tax notice to:  
Ramona Herron  
134 Canyon Trail  
Pelham, AL 35124

### **GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Fifteen Thousand Five Hundred and 00/100 Dollars (\$115,500.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, we, DARLA WINGFIELD WILLIAMSON and DEREK G. WILLIAMSON, Wife and Husband (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RAMONA HERRON, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Lot 4, according to the Survey of Parkview Townhomes Plat No. 1 Corrected, as recorded in Map Book 26, page 92, in the Probate Office of Shelby County, Alabama.


All of the consideration is from a purchase money first mortgage and a second mortgage filed simultaneously with this deed.

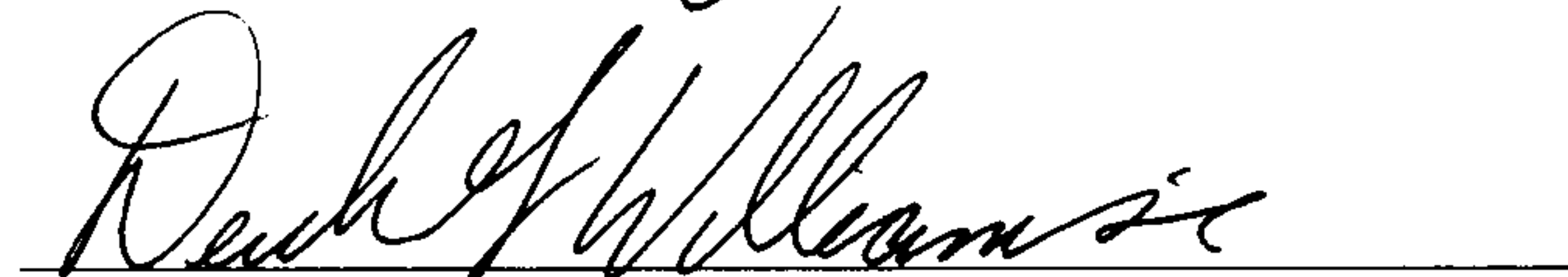
Darla Wingfield Williamson is one and the same person as Darla Wingfield.

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 we do for ourselves and for our executors and administrator covenant with said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our 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 22<sup>nd</sup> day of May, 2013.


  
DARLA WINGFIELD WILLIAMSON

  
DEREK G. WILLIAMSON

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that DARLA WINGFIELD WILLIAMSON and DEREK G. WILLIAMSON, whose names 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 the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22<sup>nd</sup> day of May, 2013.

  
NOTARY PUBLIC: JOHN A. GANT  
My Commission Expires: 10/20/13



**Property Address:**  
134 Canyon Trail  
Pelham, AL 35124

**Grantee's Address:**  
134 Canyon Trail  
Pelham, AL 35124

**Grantor's Address:**  
2009 Craig Lane  
Hoover, AL 35226



Real Estate Sales Validation Form

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

Grantor's Name Darla & Derek Williamson  
Mailing Address 2009 Craig Ln.  
Hoover, AL 35226

Grantee's Name Ramona Herron  
Mailing Address 134 Canyon Trail  
Pelham, AL 35124

Property Address 134 Canyon Trail  
Pelham, AL 35124

Date of Sale 05/22/2013  
Total Purchase Price \$ 115,500.00

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 ☒ Closing Statement  
☐ Bill of Sale ☐ Other  
☒ Sales Contract

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

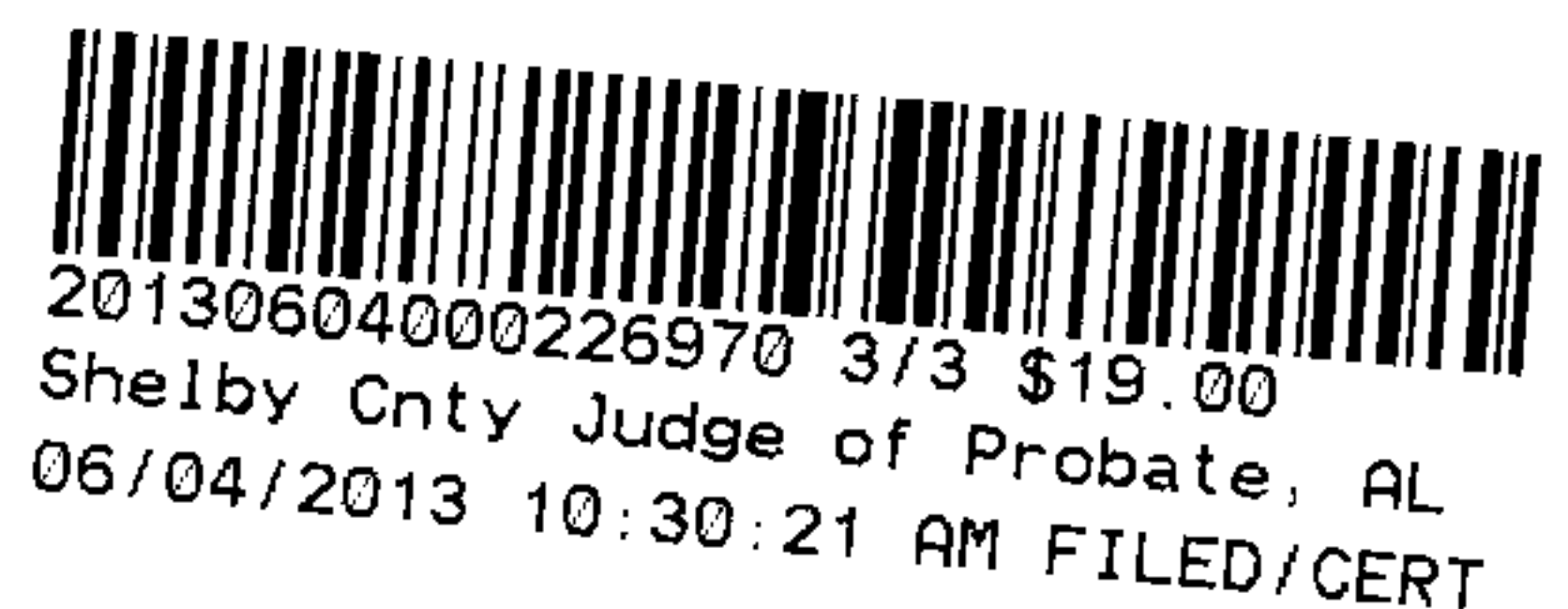
Instructions

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.

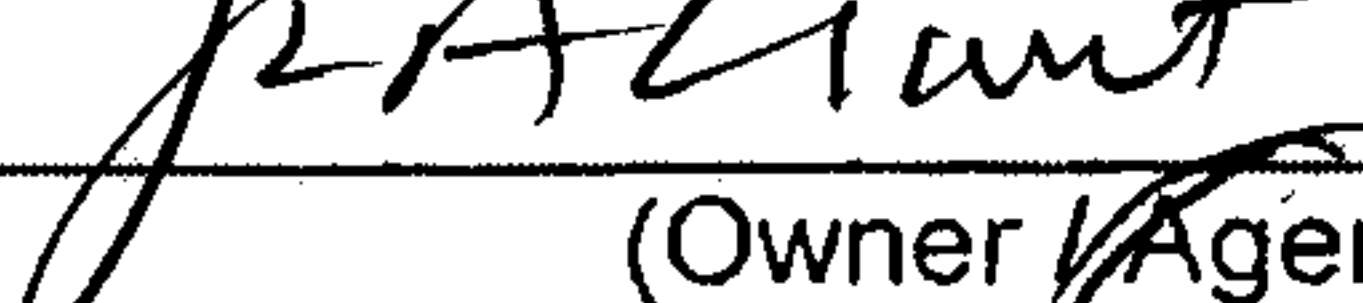
Current Assessor's market value - if no proof is provided, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes.

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 05/22/2013

Print John A. Gant

Sign   
(Owner /Agent) circle one

which has the address of 134 Canyon Trail, Pelham,

Alabama 35124 ("Property Address");  
[Zip Code]

[Street, City],

TO HAVE AND TO HOLD this property unto MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, forever, together with all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

