

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

SEND TAX NOTICE TO:
Andrew Preston Walls
548 Creekview Drive
Pelham, AL 35124

GENERAL WARRANTY DEED



20130605000229440 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
06/05/2013 11:31:04 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fourteen Thousand Nine Hundred And No/100 Dollars (\$114,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Caren D. Bates, an unmarried woman, also known as Caren D. Wright Bates (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Andrew Preston Walls (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 13, in Block 3, Oak Mountain Estates, according to the Map as recorded in Map Book 5, Page 57 in the Probate Office of Shelby County, Alabama; being situated in 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 Twelve Thousand Eight Hundred Eighteen And No/100 Dollars (\$112,818.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Caren D Wright Bates is the surviving Grantee as recorded in Instrument #1994-19314; Carl Franklin Bates having died on/around June 12, 2012.

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 May 20, 2013.

A handwritten signature in black ink, appearing to read "Caren D. Bates", is written over a solid horizontal line.

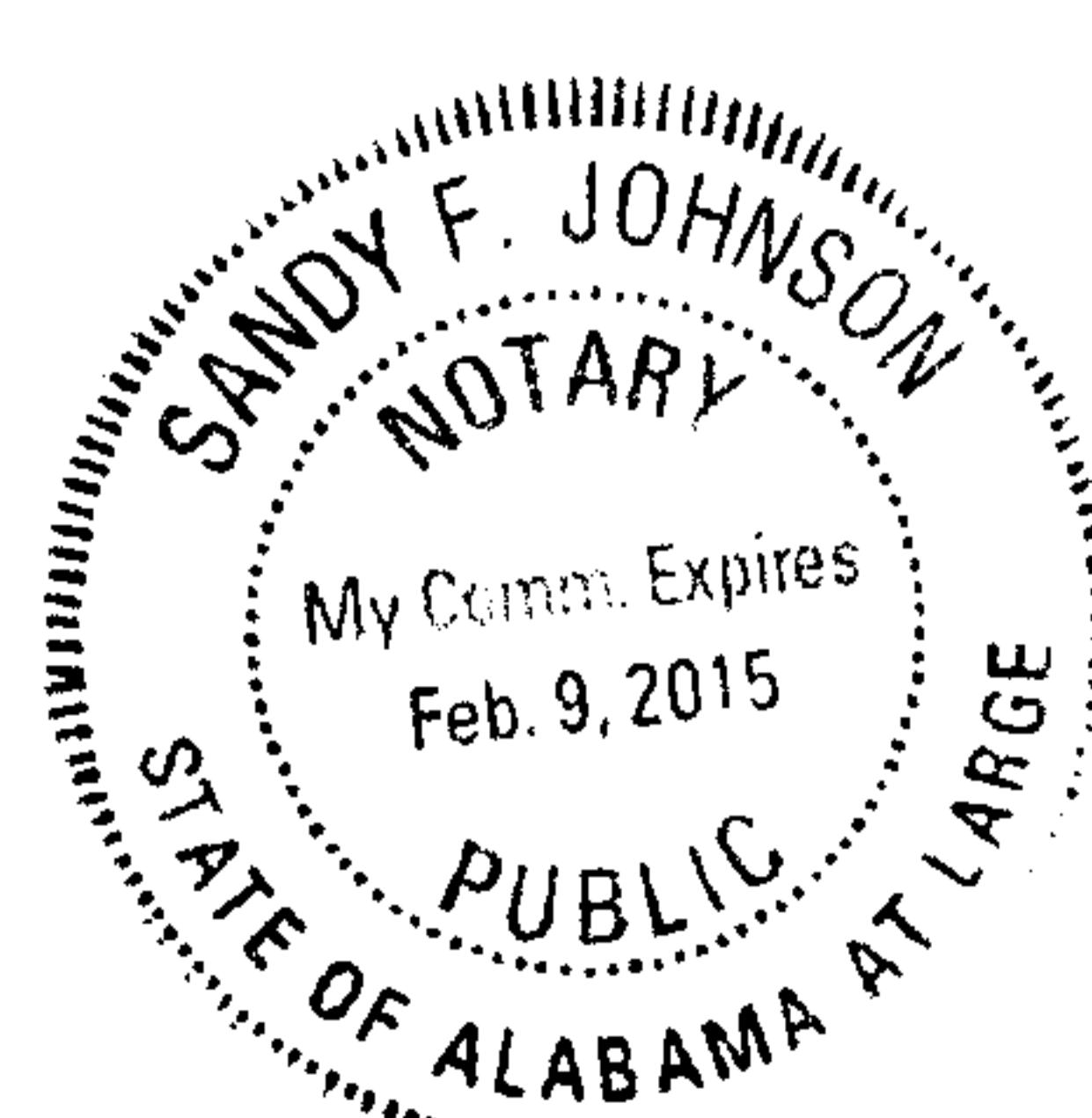
Shelby County, AL 06/05/2013
State of Alabama
Deed Tax:\$2.50

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caren D. Bates, 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 on the day same bears date.

Given under my hand and official seal on the 20th day of May, 2013.

Notary Public
Commission Expires:



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

Grantor's Name Caren D. Bates

Mailing Address 548 Creekview Drive
Pelham, AL 35124

Property Address 548 Creekview Drive
Pelham, AL 35124

Grantee's Name Andrew Preston Walls

Mailing Address 2503 Inverness Landing
Birmingham, AL 35242

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 - Caren D. Bates, 548 Creekview Drive, Pelham, AL 35124.

Grantee's name and mailing address - Andrew Preston Walls, 2503 Inverness Landing, Birmingham, AL 35242.

Property address - 548 Creekview Drive, Pelham, AL 35124

Date of Sale - May 20, 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 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: May 20, 2013

Sign

Agent



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