

This instrument was prepared by:
G. Barton Crum
Parnell & Crum, P.A.
641 S. Lawrence Street
Montgomery, AL 36104
W-47676

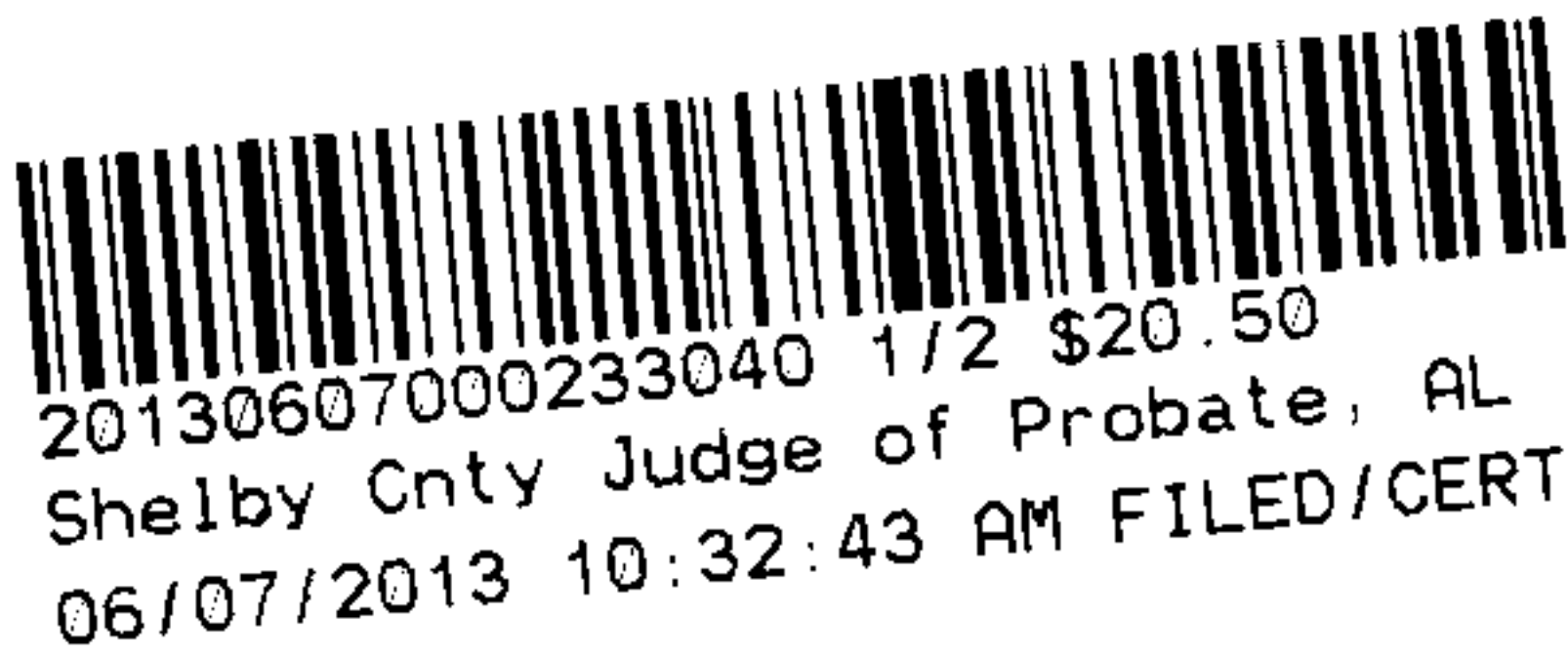
Grantor's Address:
1239 Country Club Dr.
Hoover, AL 35244

Send Tax Notice To: Brian Coats Corbett

5212 Parkside Circle
Birmingham, AL 35242

\$164,697.00 is being paid by
mortgage of even date

WARRANTY DEED



STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Seventy Thousand dollars and Zero cents (\$170,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Anastasia Payne, unmarried (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Brian Coats Corbett (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Parkside, as recorded in Map Book 7, at Page 136, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to all restrictions, reservations, easements and/or rights of way that appear of record affecting title to the above-described property.

For ad valorem tax appraisal purposes only, the mailing address of the above described property is 5212 Parkside Circle Birmingham, Alabama 35242.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

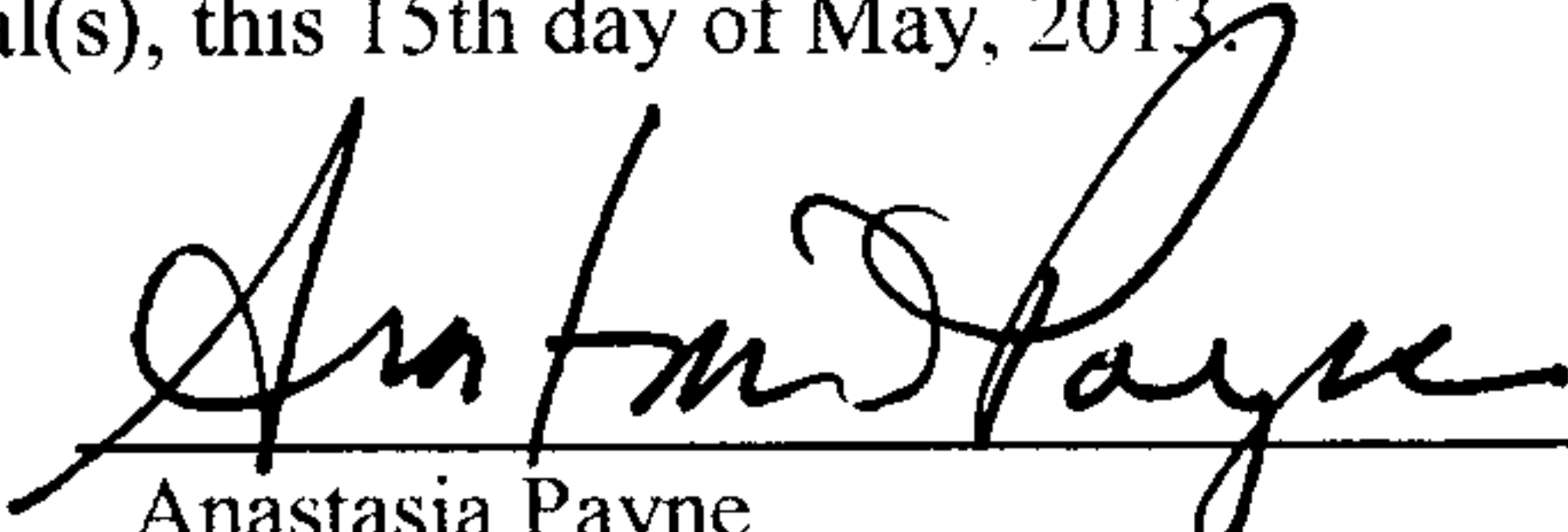
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 15th day of May, 2013

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)


Anastasia Payne

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

Shelby County, AL 06/07/2013
State of Alabama
Deed Tax: \$5.50


STATE OF ALABAMA

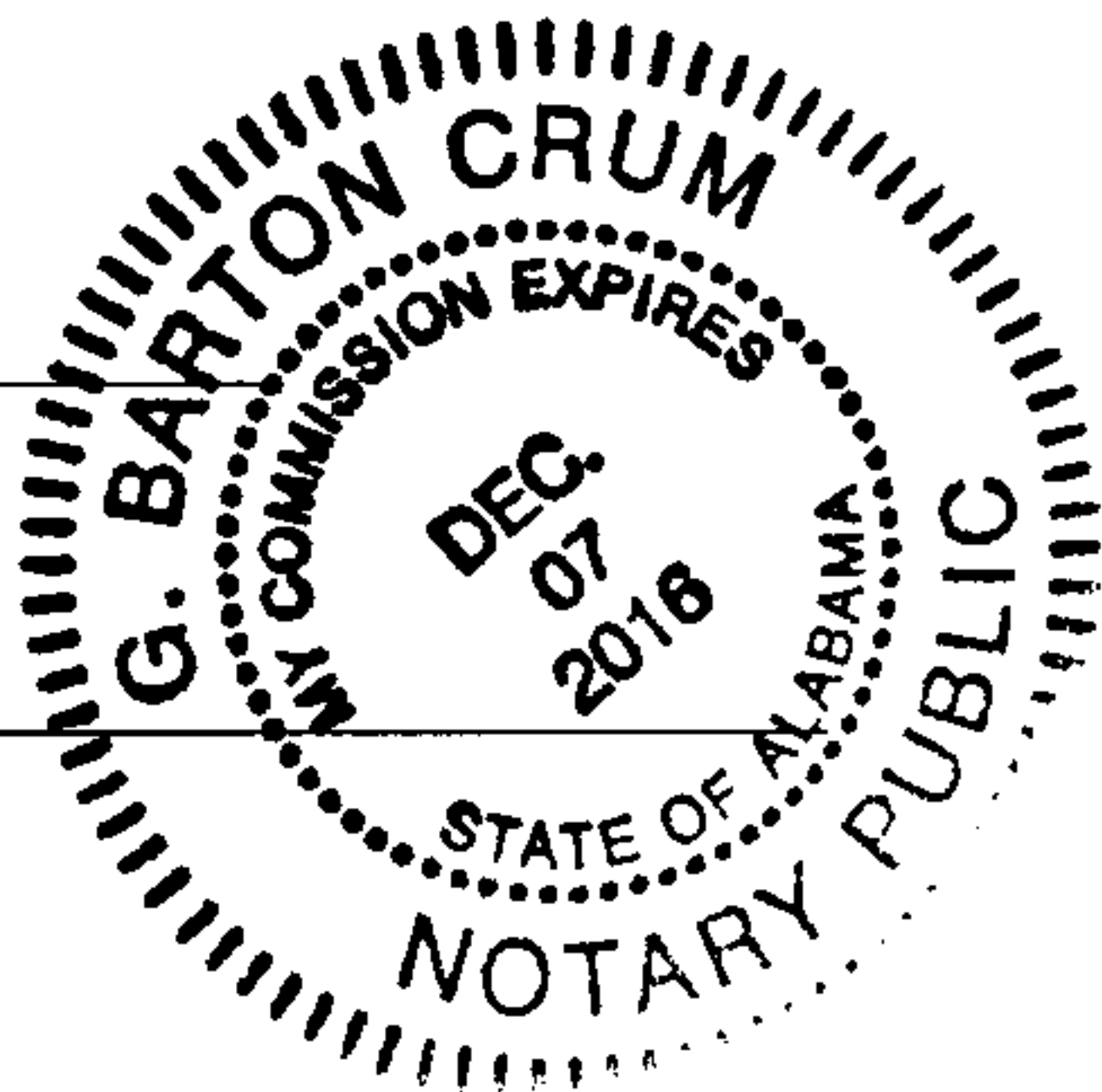
} General Acknowledgment

MONTGOMERY COUNTY

I, G. Barton Crum, a Notary Public in and for the said County, in said State, hereby certify that Anastasia Payne 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of May, 2013.


G. Barton Crum, Notary Public
Commission Expires: 12/7/2016



For Recording Only

Real Estate Sales Validation Form

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

Grantor's Name Anastasia Payne
Mailing Address 1239 County Club Drive
Hoover, AL 35244

Grantee's Name Brian Coats Corbett
Mailing Address 5212 Parkside Circle
Birmingham, AL 35242

Property Address 5212 Parkside Circle
Birmingham, AL 35242

Date of Sale May 15, 2013

Total Purchase Price \$ 170,000.00

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 - provide the name of the person or 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, 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 6/4/13

Print G. Barton Crum

Unattested

(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20130607000233040 2/2 \$20.50
Shelby Cnty Judge of Probate, AL
06/07/2013 10:32:43 AM FILED/CERT