

THIS INSTRUMENT WAS PREPARED BY:

THOMAS A. RITCHIE, ESP.
312 North 23rd Street
Birmingham, AL 35203

Send Tax Notice To:

Muriel F. McCutchen
1341 Tara Drive
Columbiana, AL 35051

WARRANTY DEED


20130612000241380 1/3 \$410.50
Shelby Cnty Judge of Probate, AL
06/12/2013 01:59:42 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$1,000 and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, O. Jack McCutchen and wife Muriel F. McCutchen (herein referred to as Grantors) do grant, bargain, sell and convey unto Muriel F. McCutchen (who is married to O. Jack McCutchen) (herein referred to as Grantee) in fee simple the following described real estate, situated in Shelby County, Alabama, to-wit:

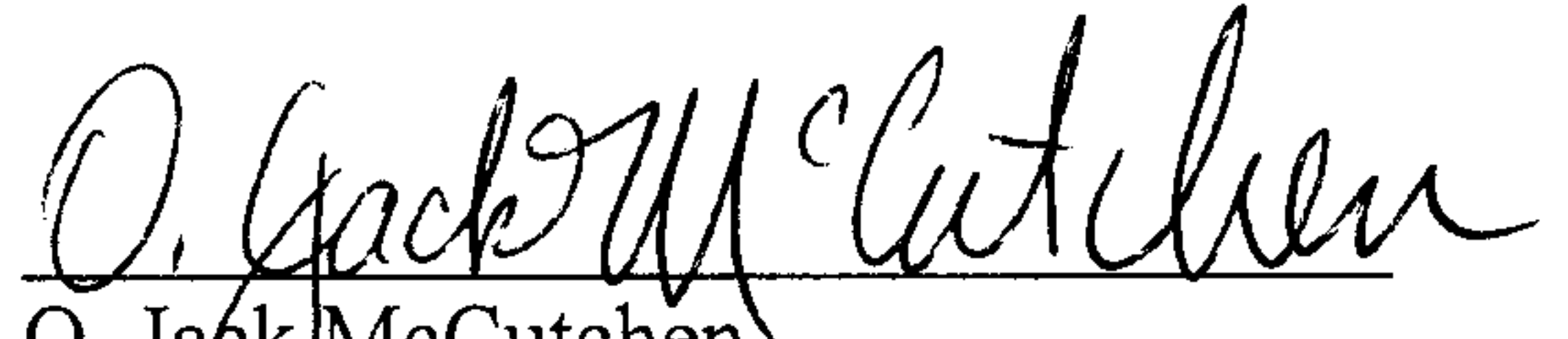
Lots 3 and 4 according to the Survey of the Meadows at Tara, as recorded in Map Book 29, Page 46, in the Probate office of Shelby County, Alabama. Subject to the easements, restrictions, encumbrances and other matters of Record.

The Grantors own the two aforesaid Lots as Joint Tenants with rights of survivorship by virtue of deeds recorded in said probate office as instrument number 20031113000751320 and 20050317000121980, and by the within instrument are transferring sole ownership of said two Lots to the Grantee (who is also one of the Grantors).

TO HAVE AND TO HOLD unto the said Grantee her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that we have a good right to sell and convey the same as aforesaid, that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set out hands and seals this 20 day of FEBRUARY, 2013.


O. Jack McCutchen


Muriel F. McCutchen

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public, in and fore said County in said State, hereby certify that O. Jack McCutchen, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of FEBRUARY, 2013.


NOTARY PUBLIC
My Commission Expires: 1-10-2016

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public, in and fore said County in said State, hereby certify that Muriel F. McCutchen, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of FEBRUARY, 2013.


NOTARY PUBLIC
My Commission Expires: 1-10-2016

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Jack M. Cutchen
1341 Tara Drive
Columbiana, AL
35051

Grantee's Name
Mailing Address

Murriel M. Cutchen
1341 Tara Dr.
Columbiana, AL
35051

Property Address

1341 Tara Drive
Columbiana, AL
35051

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

784,900.00
1/2 = 392,450

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 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 any.

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 6/12/13

Print

Murriel M. Cutchen

Unattested

(verified by)

Sign

Murriel M. Cutchen

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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