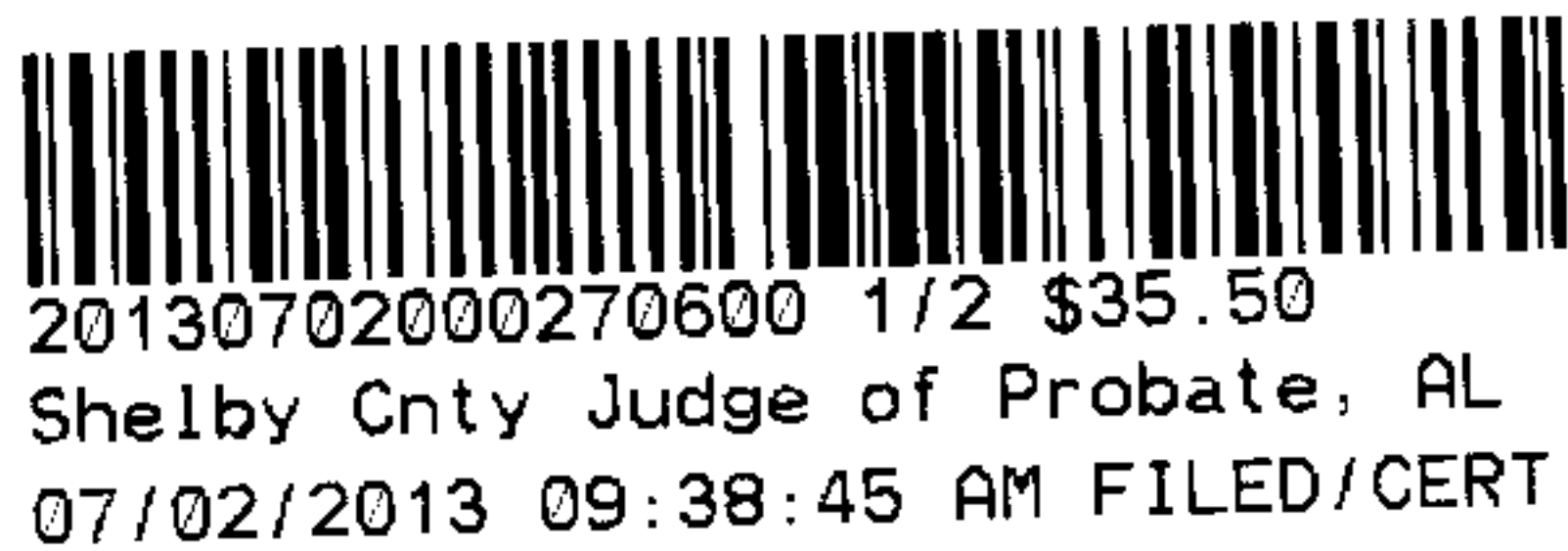


THIS INSTRUMENT PREPARED BY:  
George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

SEND TAX NOTICE TO:  
MARY L. CARSON  
625 OAK GLEN DR  
HOOVER, ALABAMA 35244

WARRANTY DEED



STATE OF ALABAMA )  
  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, BETHANY MUIR, A MARRIED PERSON\* (herein referred to as "Grantor"), do grant, bargain, sell, and convey unto MARY L. CARSON (herein referred to as "Grantee"), all of her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 6, ACCORDING TO THE SURVEY OF OAK GLEN, 2<sup>ND</sup> SECTOR, 1<sup>ST</sup> ADDITION, AS RECORDED IN MAP BOOK 12, PAGE 20, IN THE OFFICE OF THE JUDGE OF PROBATE OF 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.

\$184,500 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

\*SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR'S SPOUSE

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, and her 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; that I will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and seals, this 7<sup>th</sup> day of JUNE, 2013.

Bethany Muir  
BETHANY MUIR

STATE OF ALABAMA )  
SHELBY COUNTY )

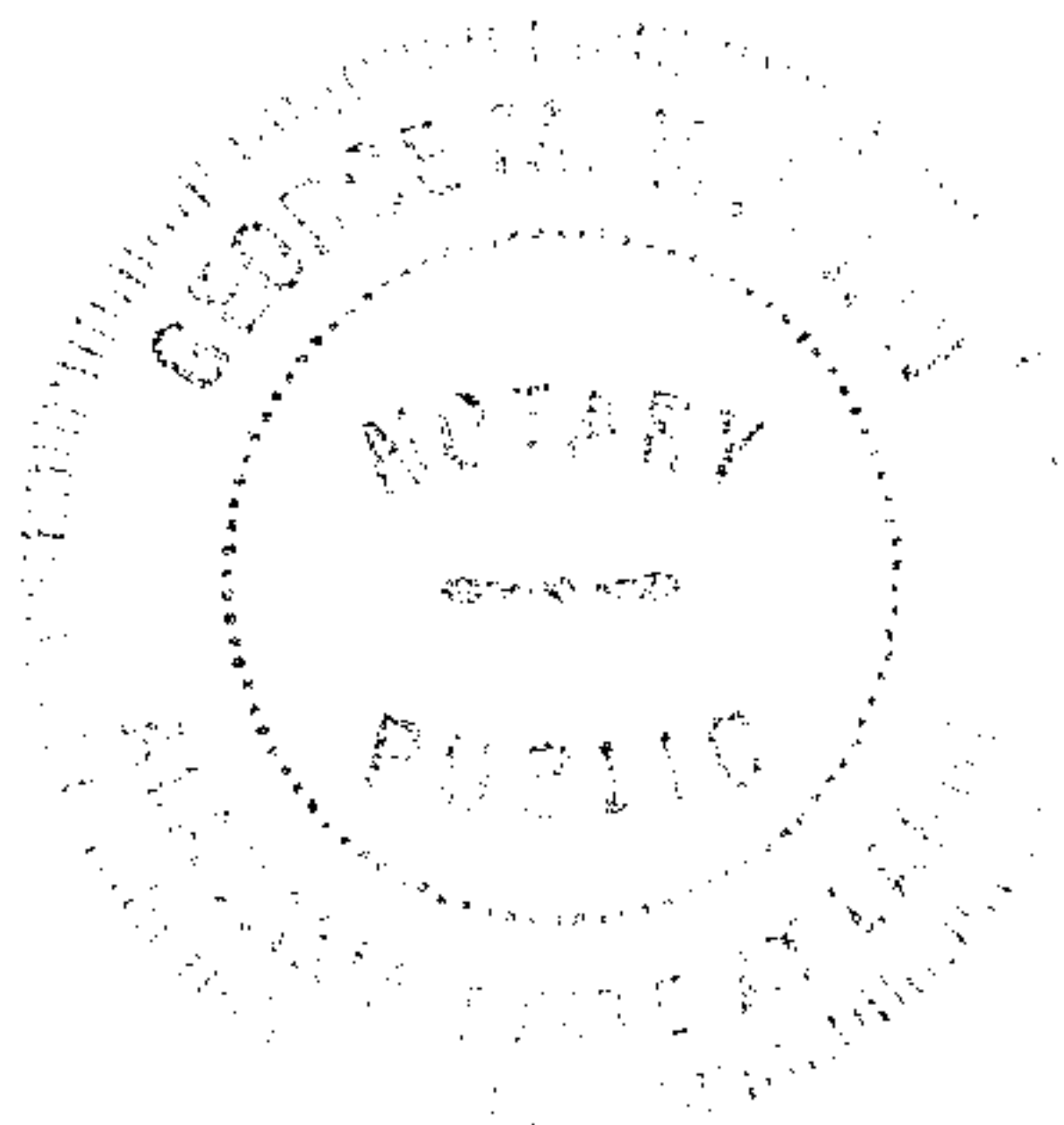
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, BETHANY MUIR whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of JUNE, 2013.

[Signature]

Notary Public

My Commission Expires: 9/21/2014



Shelby County, AL 07/02/2013  
State of Alabama  
Deed Tax: \$20.50



Grantor's Name Bethany Muir Grantee's Name Mary L. Carson  
Mailing Address c/o George Vaughn Mailing Address 625 Oak Glen Drive  
300 Cahaba Park Circle SE Hoover AL 35244  
Birmingham AL 35244  
Property Address 625 Oak Glen Drive Date of Sale 6/1/2013  
Hoover, Alabama 35244 Total Purchase Price \$ 205,000  
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 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:

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 6/1/2013

Print

George M. Vaughn

Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one