

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Paige V. Tuten
802 - 1st Avenue West
Alabaster, AL 35007

20130801000312410 1/2 \$19.50
Shelby Cnty Judge of Probate, AL
08/01/2013 09:41:14 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred twenty four thousand and 00/100 (\$124,000.00) Dollars, (of which amount \$121,754.00 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Justin H. McCarty and wife, Jamie M. McCarty (herein referred to as grantors) do grant, bargain, sell and convey unto Paige V. Tuten, a single person (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 11, in Block 2, according to a Resurvey of Lots 1 thru 4 and 11 thru 14, in Block 2, Alabaster Gardens, as recorded in Map Book 13, Page 95 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

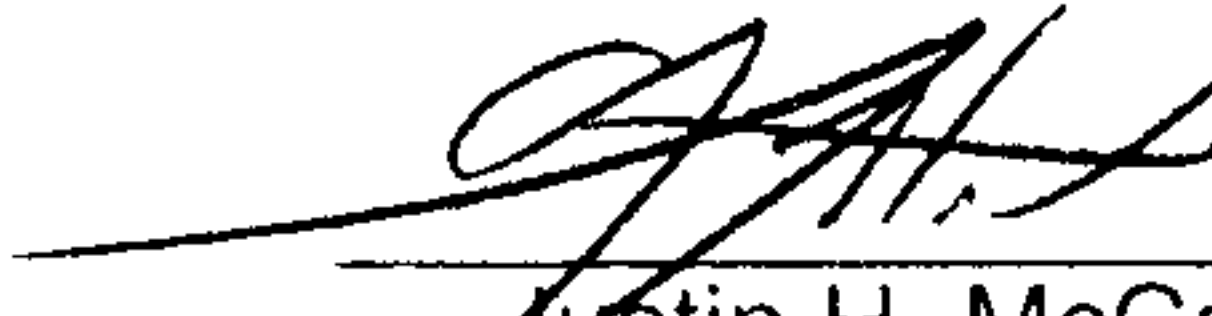
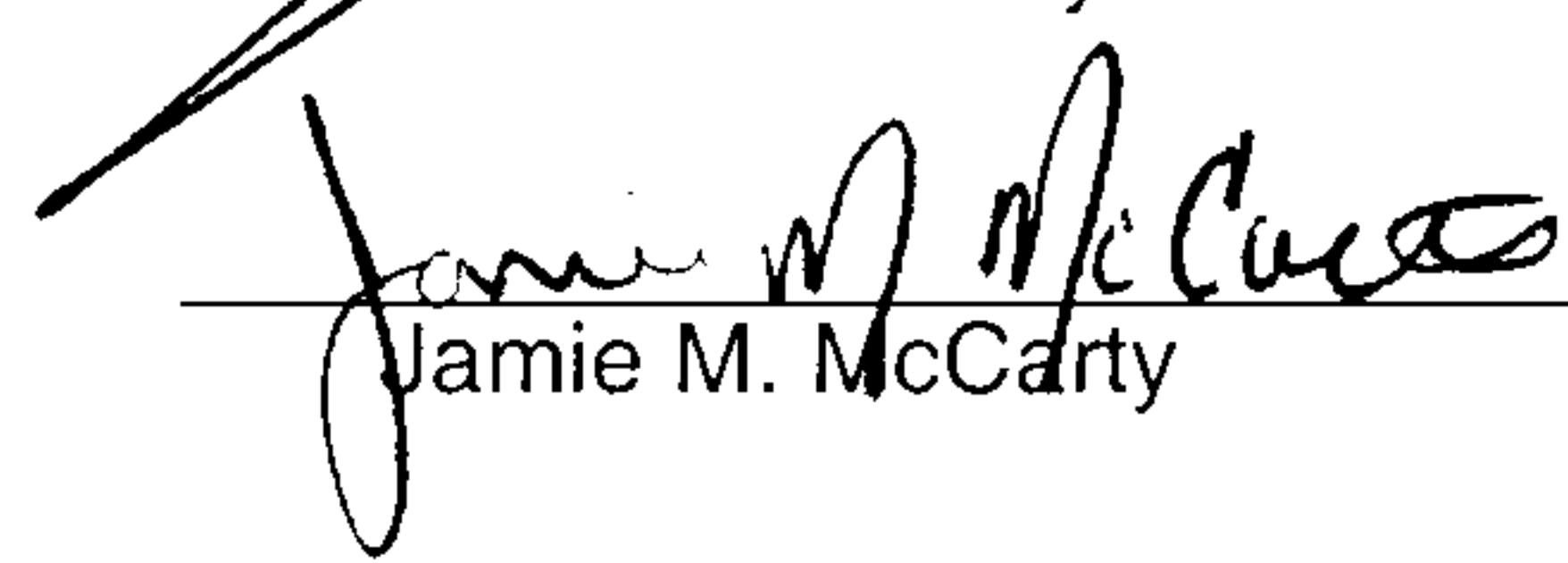
TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this July 24, 2013

_____(SEAL)

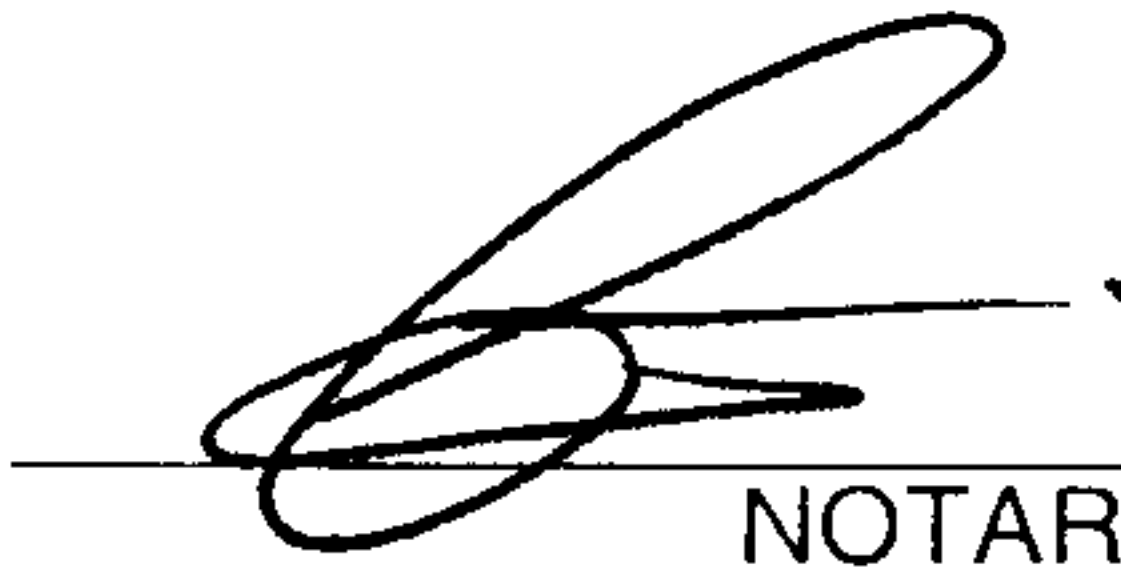
_____(SEAL)


Justin H. McCarty (SEAL)

Jamie M. McCarty (SEAL)

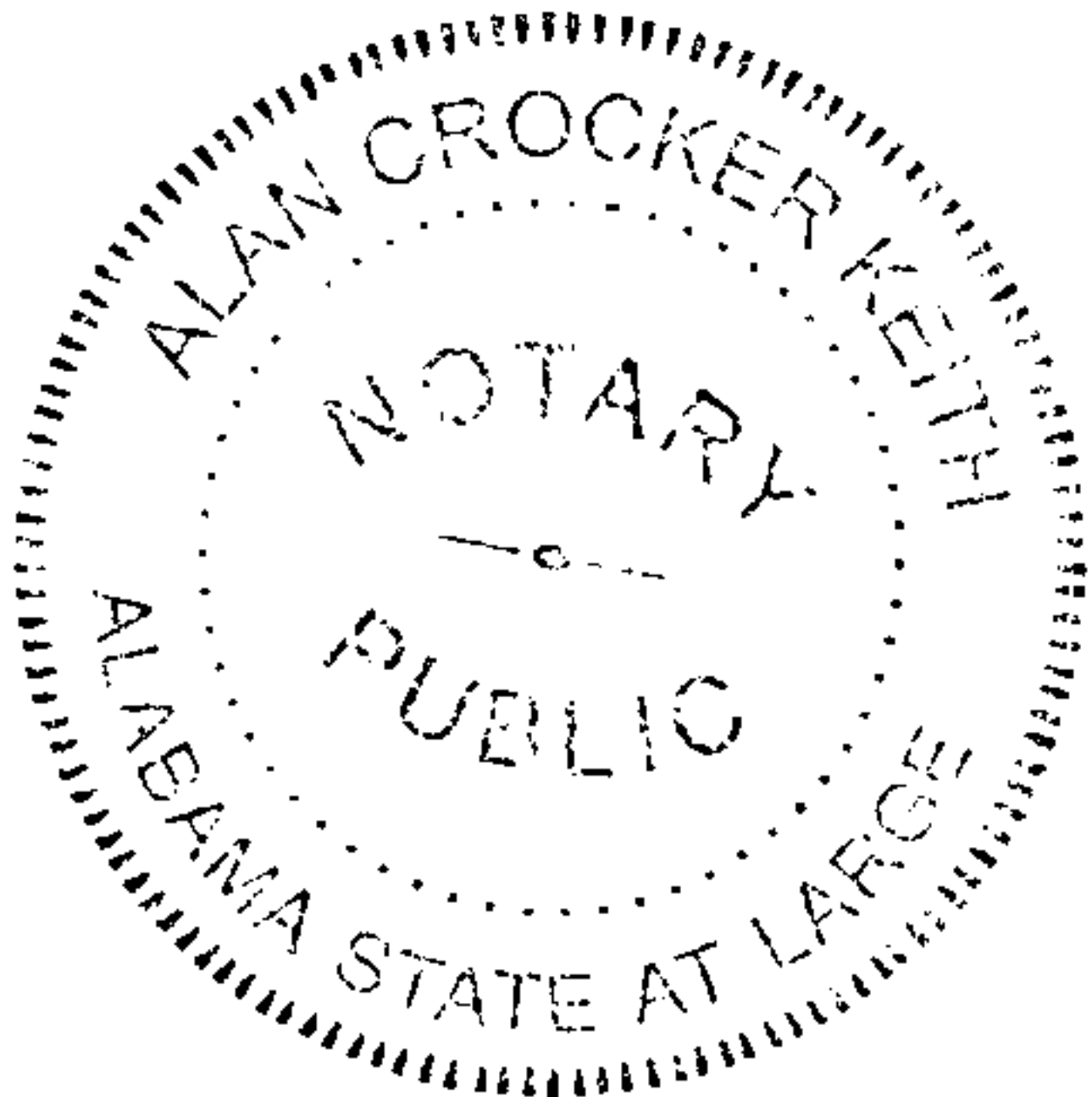
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Justin H. McCarty and wife, Jamie M. McCarty, whose name(s) 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, they executed the same voluntarily on the day first written above.
Given under my hand and official seal on July 24, 2013

My commission expires: 3/20/16


NOTARY PUBLIC

Shelby County: AL 08/01/2013
State of Alabama
Deed Tax: \$2.50



Real Estate Sales Validation Form

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

Grantor's name: Justin H. McCarty and Jamie McCarty Grantee's name: Paige Tuten
Mailing address: 1817 Amberley Woods Way, Helena, AL Mailing address: 802 1st Ave, W, Alabaster, AL
Property address: Date of Sale: July 24, 2013
802 - 1st Avenue West, Alabaster, AL 35007 Total Purchase Price \$124,000.00

or
Actual value \$
or
Assessors 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 ☐ 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 - 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 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 estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date: July 24, 2013

Print name: Justin H. McCarty

____ Unattested _____
(Verified by)

Sign: _____
(Grantor)

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