

WARRANTY DEED

This Instrument Was Prepared By:

Send Tax Notice To:

Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Michael R. Cost
123 Moss Stone Lane
Calera, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifteen Thousand Eight Hundred and 00/100 Dollars (\$115,800.00), to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Jeremy S. Simpson** and wife, **Courtney R. Brown Simpson**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Michael R. Cost** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 170, according to the Final Plat of Stonecreek Phase 4, as recorded in Map Book 37, Page 44, in the Probate Office of Shelby County, Alabama.

Courtney R. Brown Simpson and Courtney R. Brown are one and the same person.

\$118,116.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

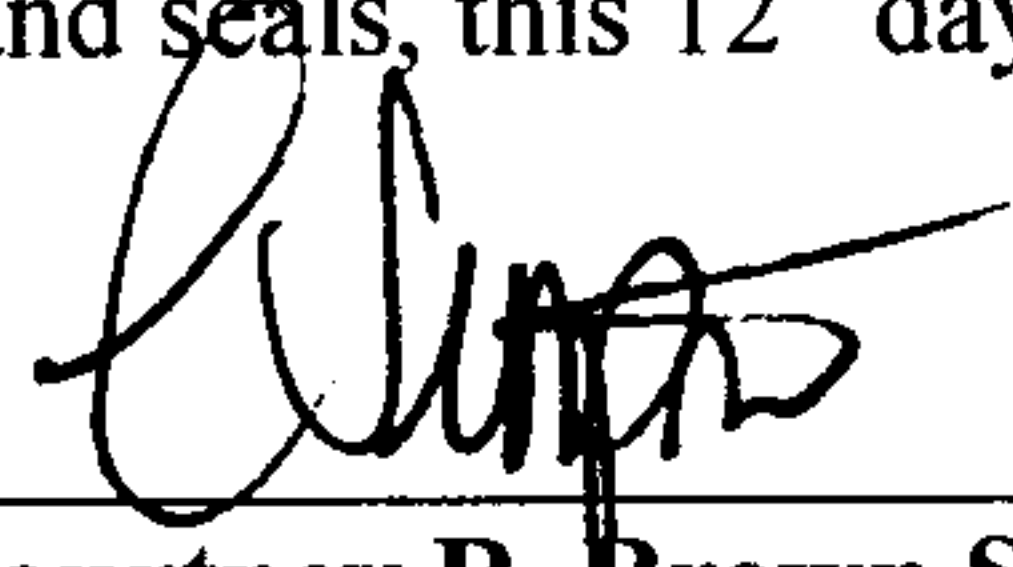
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 12th day of July, 2013.

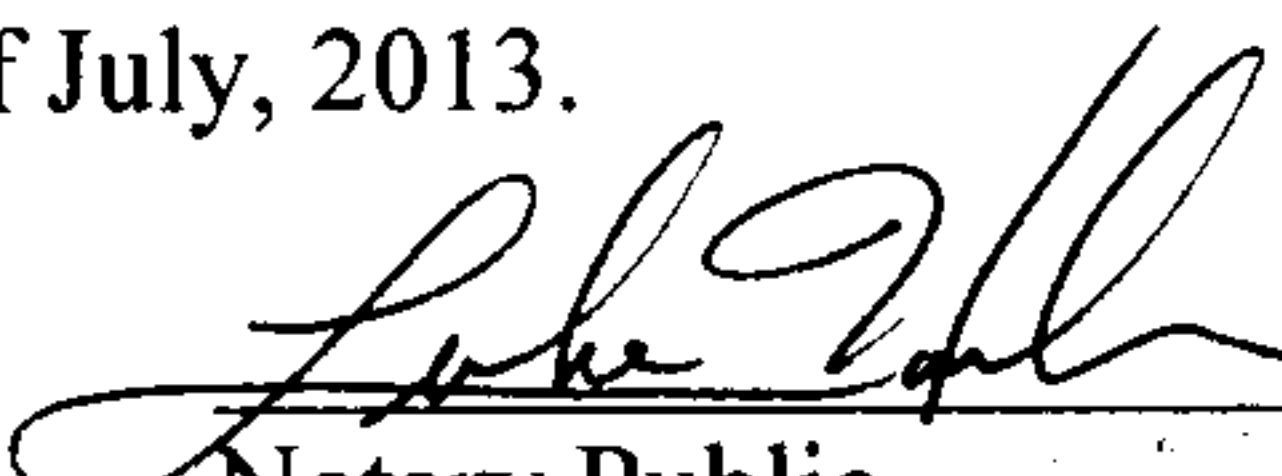

Jeremy S. Simpson


Courtney R. Brown Simpson

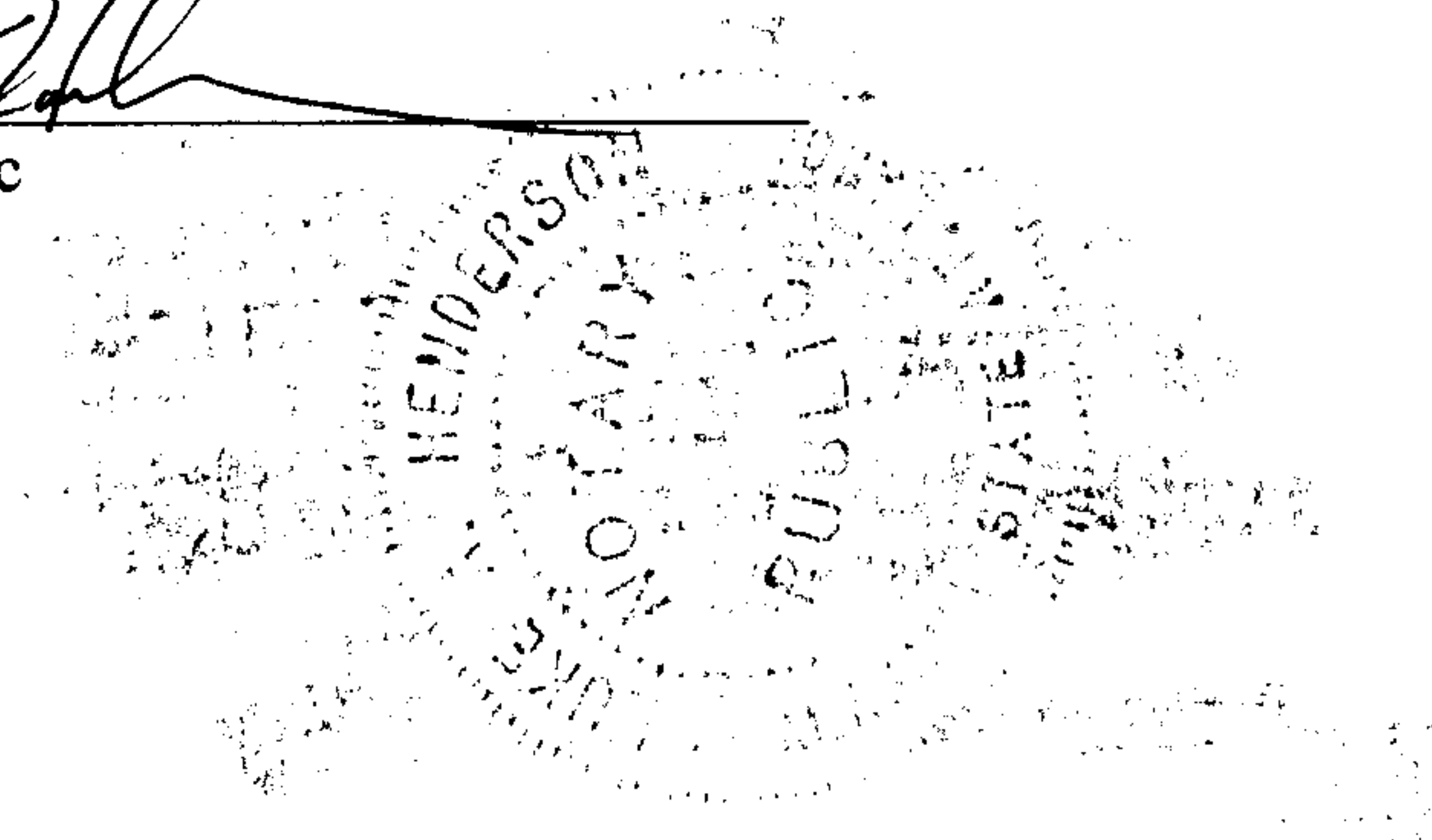
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Jeremy S. Simpson and wife, Courtney R. Brown Simpson whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 12th day of July, 2013.


Notary Public

My Commission Expires: 7/26/16
Grantor's Address:
3704 Trace Crossings Pkwy
Hoover, AL 35244
Property Address:
123 Moss Stone Lane
Calera, AL 35040



Real Estate Sales Validation Form

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

Grantor's Name Jeremy S. Simpson Grantee's Name Michael R. Cost
Mailing Address Courtney R. Simpson Mailing Address 123 Moss Stone Lane
3704 Trace Crossings Pkwy Calera AL 35040
Hoover AL 35244
Property Address 123 Moss Stone Lane Date of Sale 7-12-13
Calera AL 35040 Total Purchase Price \$ 115,800.00
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 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 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 8/5/13

Print Luke A. Henderson

☐ Unattested

Sign

(verified by)

Luke A. Henderson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130806000320210 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/06/2013 02:22:55 PM FILED/CERT