

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Rebecca Crosby
206 Hidden Creek Drive
Pelham, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Four Thousand Nine Hundred And No/100 Dollars (\$124,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Dawn Daugherty Skelton and Frederick Skelton, Wife and Husband, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Rebecca Crosby (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

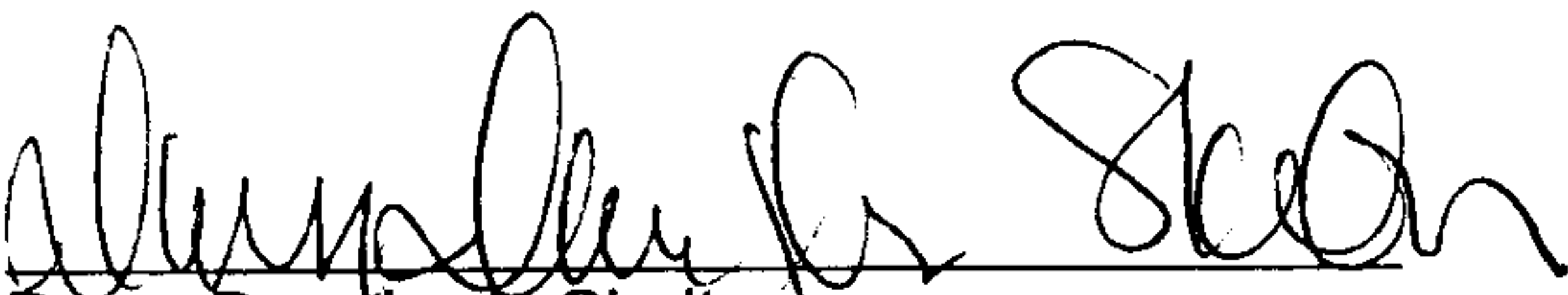
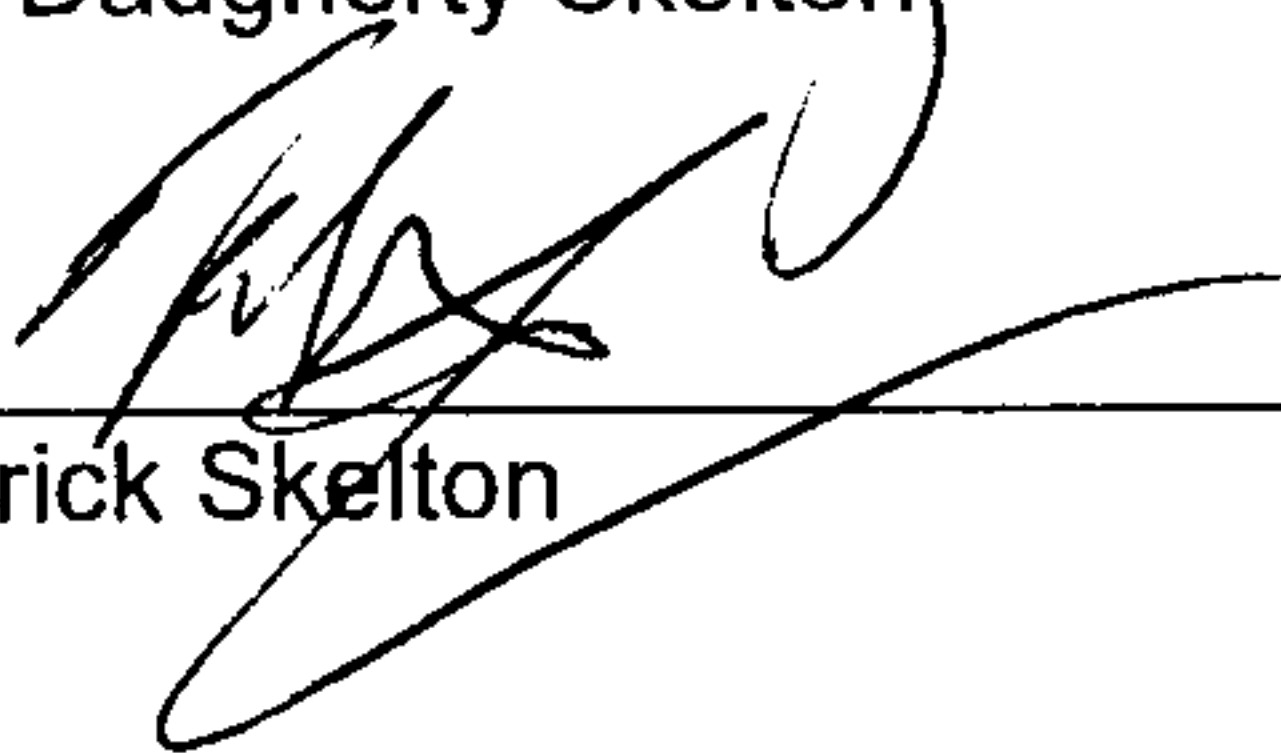
Lot 156, according to the Survey of Phase One, Hidden Creek III, as recorded in Map Book 26, page 13, in the Office of the Judge of Probate of Shelby County, Alabama.

Note: Dawn Daugherty grantee in Instrument #20080514000196340 is one and the same person as Dawn Daugherty Skelton, grantor herein.

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.

TO HAVE AND TO HOLD unto the said grantee, and grantee’s heirs and assigns, forever. And grantor does for the grantor and for the grantor’s heirs, executors, and administrators covenant with the said grantee, and grantee’s heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor’s heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee’s heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 5, 2013.


Dawn Daugherty Skelton

Frederick Skelton


20130809000325380 1/2 \$142.00
Shelby Cnty Judge of Probate, AL
08/09/2013 01:03:58 PM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dawn Daugherty Skelton and Frederick Skelton, whose names 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 the same bears date.

Given under my hand and official seal on 5th day of August, 2013.


Notary Public
Commission Expires: 1-13-16

Shelby County: AL 08/09/2013
State of Alabama
Deed Tax: \$125.00

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Dawn Daugherty (Skelton)

Grantee's Name Rebecca Crosby

Mailing Address 206 Hidden Creek Drive
Pelham, AL 35124

Mailing Address _____

Property Address 206 Hidden Creek Drive
Pelham, AL 35124

Date of Sale August 5, 2013

Total Purchase Price \$124,900.00

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

____ 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 - Dawn Daugherty (Skelton), 206 Hidden Creek Drive, Pelham, AL 35124.

Grantee's name and mailing address - Rebecca Crosby, , .

Property address - 206 Hidden Creek Drive, Pelham, AL 35124

Date of Sale - August 5, 2013.

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 with 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: August 5, 2013

Sign _____
Agent

