

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
NANCY D. HUSMAN
78 SHOAL CREST RD.
BIRMINGHAM, AL.
35226

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ninety-Nine Thousand and 00/100 Dollars (\$99,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Thompson Realty Co., Inc., herein referred to as Grantor, whose mailing address is 103 CARNOUSTIE, SHOAL CREEK, AL. 35242 (whether one or more), grant, bargain, sell and convey unto Nancy D. Hausman, (herein referred to as Grantee, whether one or more) whose mailing address is 78 SHOAL CREST RD BHAM AL. 35226, the following described real estate, situated in Shelby County, Alabama, the address of which is 903 Carnoustie South, Birmingham, AL 35242, to-wit:

Lot 54, according to the Map of Shoal Creek Subdivision, as recorded in Map Book 6, Page 150, in the Probate Office of Shelby County, Alabama.


SUBJECT TO: (1) Taxes due in the year 2013 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) All matters involving Shoal Creek Association, Inc.

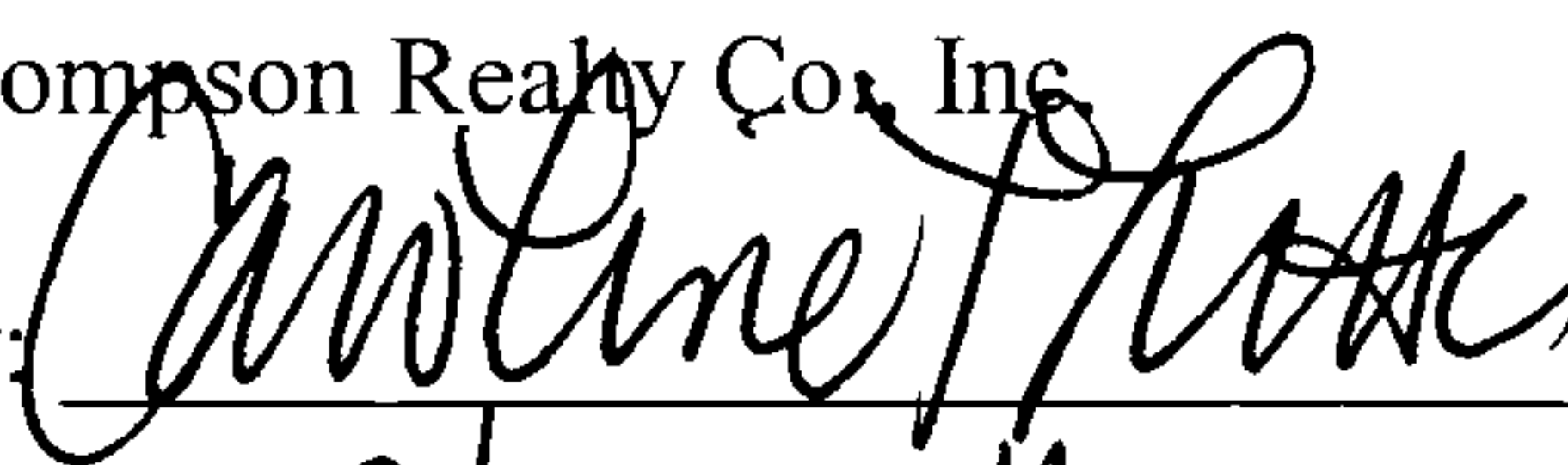
Grantor represents and warrants that all homeowners dues are current through the month of July 2013, all library dues are current, all fire dues are current and that there are no other governmental or quasi governmental assessments due against the property conveyed.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; 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, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 15th day of August, 2013.


20130819000337010 1/2 \$116.00
Shelby Cnty Judge of Probate: AL
08/19/2013 09:53:55 AM FILED/CERT

Thompson Realty Co., Inc.
By: 
Its: VP/Controller

STATE OF ALABAMA)
JEFFERSON COUNTY)

Shelby County, AL 08/19/2013
State of Alabama
Deed Tax: \$99.00

CORPORATION ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CAROLINE LITTE, whose name as VP/Controller of Thompson Realty Co., Inc., a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 15 day of August, 2013.


Notary Public
My Commission Exp. 3-1-14

Real Estate Sales Validation Form

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

Grantor's Name

Thompson Realty Co., Inc.

Mailing Address

~~107 CARNOSTIE SOUTH~~
~~SHAR CROOK, AL 35242~~

Property Address

903 Carnoustie South
Birmingham, AL 35242

Grantee's Name

Nancy Hausman

Mailing Address

78 SHADLI CROOK RD
BIRMINGHAM AL 35226

Date of Sale

August 15, 2013

Total Purchase Price \$99,000.00

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 8.15.13

Print JAMES E. BUIFORD III

Unattested
(Verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that James E. Buiford III, whose name is signed to the foregoing Real Estate Sales Validation Form, and who is known to me, acknowledged before me this day that, being informed of the contents of said Real Estate Sales Validation Form, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of August, 2013.

Notary Public

My Commission Exp. 10.22.14



20130819000337010 2/2 \$116.00
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