

After Recording Send Tax Notice To:

Carolyn Whisonant
9 Ashford Circle
Hoover, AL 35244

20130903000356840 1/3 \$167.00
Shelby Cnty Judge of Probate, AL
09/03/2013 11:32:07 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, I, **Carolyn H. Whisonant**, a single individual, (herein referred to as Grantor), who certifies that the property conveyed hereby constitutes my homestead, grants, bargains, sells and conveys unto **Caroline Denise Ingram**, (herein referred to as Grantee), the real estate described below situated in Shelby County, Alabama, to wit:

Lot 9-A, according to a Resurvey of Lots 9, 10, 11, 12 and 13, amended map of Chase Plantation, as recorded in Map Book 8, Page 91, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee, their heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

Expressly reserving unto the Grantor, a Life Estate in and to the conveyed property, included rents, profits and exclusive possession, if applicable. It is the intention of the Grantor to reserve unto herself during the full term of her natural life, the right of rents and profits arising therefrom and to quitclaim & convey to Grantee these interests subject only to said life estate.

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

IN WITNESS WHEREOF, Carolyn H. Whisonant has hereunto set her hand and seal this 15th day of August, 2013.

Carolyn H. Whisonant
Carolyn H. Whisonant

STATE OF ALABAMA

COUNTY OF SHELBY

I, Brandi Dipiazza, a Notary Public in and for said County, in said State, hereby certify that **Carolyn H. Whisonant, a single individual** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me 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 of office
this 15th day of August, 2013.

Brandi Dipiazza
Brandi Dipiazza, NOTARY PUBLIC
My Commission Expires: 2/7/2016

This Document Prepared By:

John R. Holliman
Holliman Estate Planning & Elder Law, LLC
2491 Pelham Parkway
Pelham, AL 35124
(205) 663-0281

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Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Carolyn H. Whisonant
9 Ashford Circle
Hoover, AL 35244

Grantee's Name
Mailing Address

Caroline Denise Ingram and
Tracy Lee Whisonant
9 Ashford Circle
Hoover, AL 35244

Property Address

9 Ashford Circle
Hoover, AL 35244

Date of Sale August 15, 2013

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 146,900

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 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 8/15/2013

Print Carolyn H. Whisonant

Unattested

Sign Carolyn H. Whisonant

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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