

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esquire
#17 Office Park Circle Ste. 150
Birmingham, Alabama 35223



20130905000361800 1/2 \$19.00
Shelby Cnty Judge of Probate, AL

09/05/2013 02:34:01 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

Send Tax Notice To:
Barbara L. Gooden
185 Hidden Cove Cir.
Pelham, AL 35124

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety Six Thousand Dollars (\$96,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Jennifer T. Bowman, Personal Representative of the Estate of Myrle Green, Deceased, Shelby County, Alabama, Probate Case No. PR-2013-000581**, (herein referred to as Grantor) does grant, bargain, sell and convey unto

Barbara L. Gooden
(herein referred to as Grantees), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 18, according to the Survey of Hidden Creek Townhomes Phase II, as recorded in Map Book 28 at Page 37, in the Probate Office of Shelby County, Alabama.

\$94,261.00 of the consideration has been paid from the proceeds from a purchase money mortgage.

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, her heirs and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and its successors and assigns shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Jennifer T. Bowman, as Personal Representative of the Estate of Myrle Green, Deceased, Probate Case No. PR-2013-000581, has hereunto set his hand and seal, this 21st day of August, 2013.

Shelby County, AL 09/05/2013
State of Alabama
Deed Tax:\$2.00

The Estate of Myrle Green, Deceased,
Probate Case No. PR-2013-000581

by: Jennifer T. Bowman, Personal Representative
Jennifer T. Bowman, Personal Representative

STATE OF Washington)
COUNTY OF Grays Harbor)

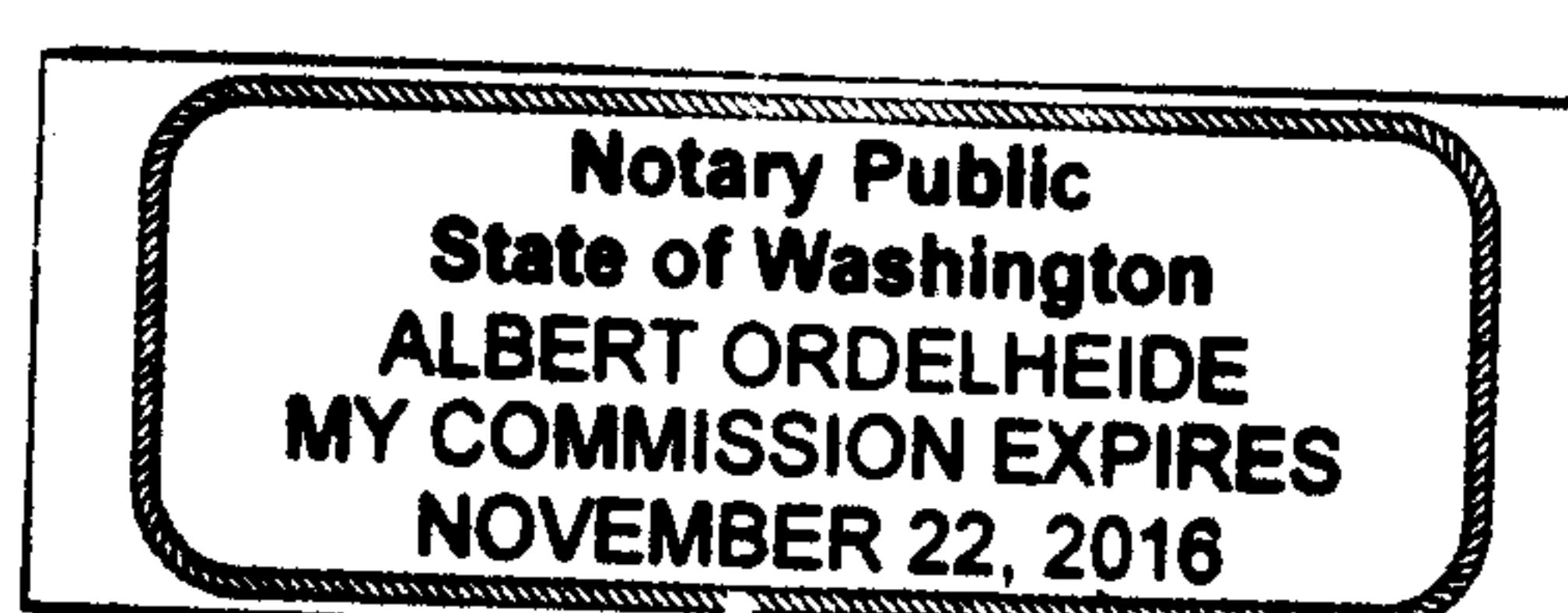
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jennifer T. Bowman, Personal Representative of the Estate of Myrle Green, Deceased, Probate Case No. PR-2013-000581, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as Personal Representative of the Estate of Myrle Green, Deceased, Probate Case No. PR-2013-000581, and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 21st day of August, 2013.

Notary Public

My Commission Expires: 11-22-16

Grantor's Address:
2143 SE Main Street
Portland, OR 97214
Property Address:
185 Hidden Cove Cir.
Pelham, AL 35124



Real Estate Sales Validation Form

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

Grantor's Name Jennifer T. Bowman, Pers. Rep. Grantee's Name Barbara L. Gooden
Mailing Address Estate of Myrtle Green Mailing Address 185 Hidden Cove Cir.
2143 5E Main St.
Portland OR 97214
Pelham AL 35124

Property Address 185 Hidden Cove Cir. Date of Sale 8-23-13
Pelham AL 35124 Total Purchase Price \$ 96,000.00
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 - 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 9-4-13

Print Tisha Eichelberger

Unattested

Sign Tisha Eichelberger

(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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