

This instrument was prepared by  
**William G. Barnes**  
5708 Lazy Brooke Court  
Pinson, Alabama 35126

20130906000363890 1/2 \$53.00  
Shelby Cnty Judge of Probate, AL  
09/06/2013 01:34:56 PM FILED/CERT

Send Tax Notice To:  
**Deborah L. Wilson**  
2937 Berkeley Drive  
Birmingham, Alabama 35242

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF ~~SHELBY~~ JEFFERSON  
*(DUE)*

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **THREE HUNDRED SIXTY THOUSAND AND 00/100 (\$360,000.00)** Dollars  
to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
**KAREN W. BARNETT, AN UNMARRIED WOMAN**

(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

**DEBORA L. WILSON**

(herein referred to as grantee, whether one or more), the following described real estate situated in **SHELBY** County,  
Alabama, to-wit:

**LOT 39, IN BLOCK 2, ACCORDING TO THE AMENDED MAP OF WOODFORD, AS RECORDED IN MAP BOOK 8,  
PAGE 51, A,B, C, AND D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**SUBJECT TO TAXES.**

**SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS,  
ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.**

**\$ 324,000.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY  
MORTGAGE LOAN CLOSED SIMLTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD, to the said GRANTEE, his, her, or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and  
assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise  
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, her heirs and assigns forever, against the lawful  
claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 5<sup>th</sup> day of  
September, 2013.

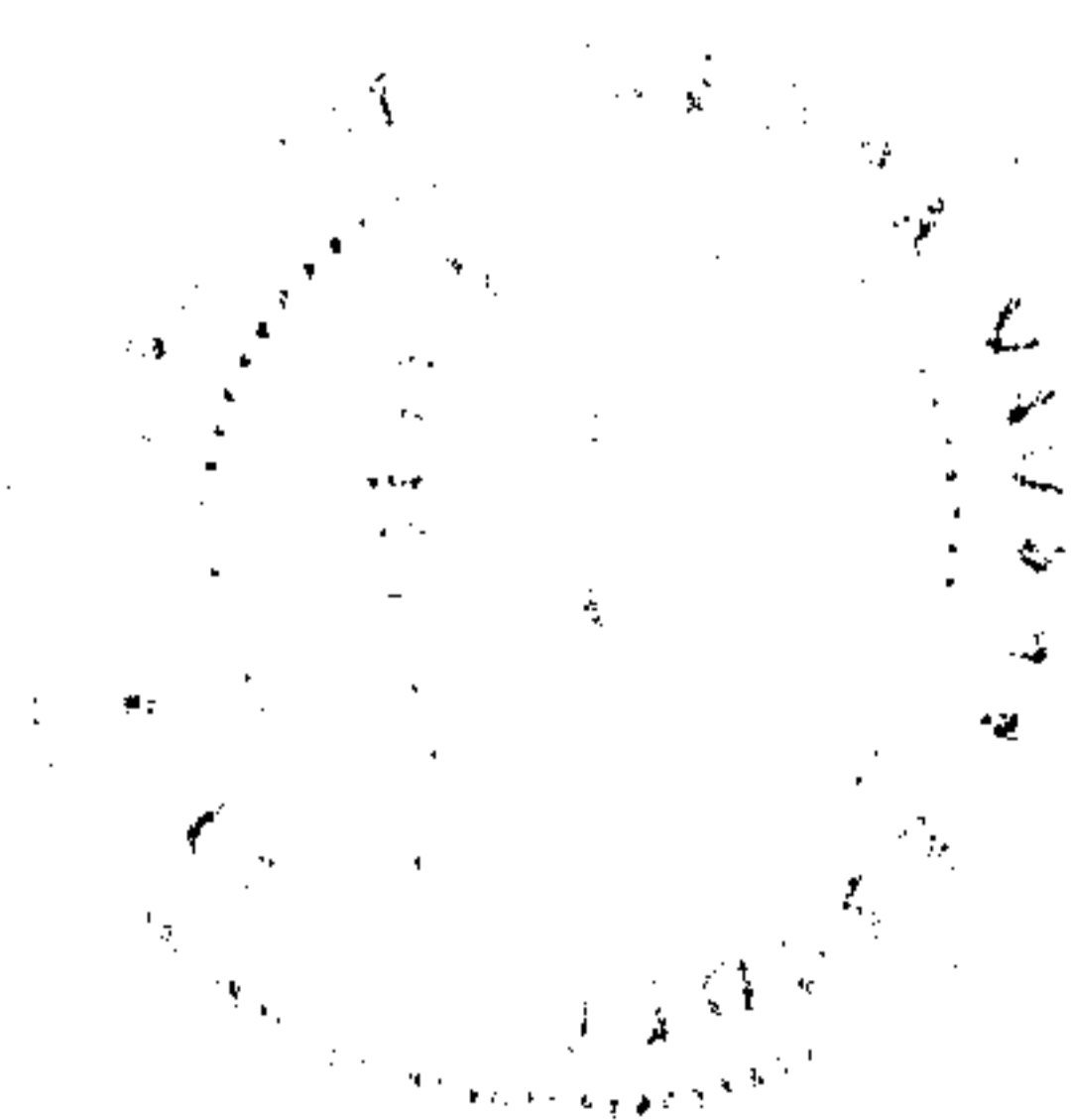
*(Signature)*  
\_\_\_\_\_  
**KAREN W. BARNETT** (Seal)

STATE OF ALABAMA  
COUNTY OF ~~SHELBY~~ JEFFERSON  
*(DUE)*

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **KAREN W.  
BARNETT, AN UNMARRIED WOMAN**, 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, executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5 day of September, 2013.

*(Signature)*  
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8/15/2015



Real Estate Sales Validation Form

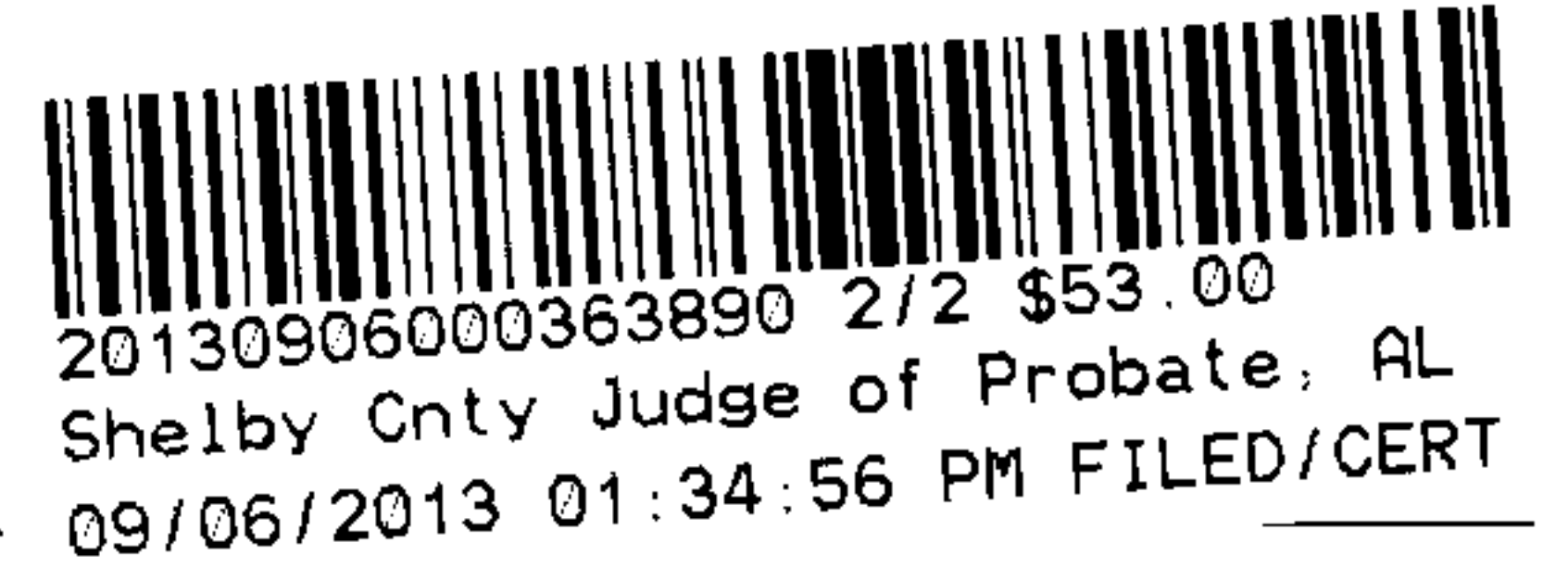
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Karen W. Barnett
Mailing Address 1007 Barrington Oaks Pl
Roswell GA 30075

Grantee's Name Deborah L. Wilson
Mailing Address 2937 Berkeley Dr
Bham AL 35242

Property Address 2937 Berkeley Dr
Bham AL 35242

Date of Sale 9/5/2013
Total Purchase Price \$ 360,000.00
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 9/5/2013

Print Priscilla Law
Sign Priscilla Law
(Grantor/Grantee/Owner/Agent) circle one

Unattested (verified by)

Print Form