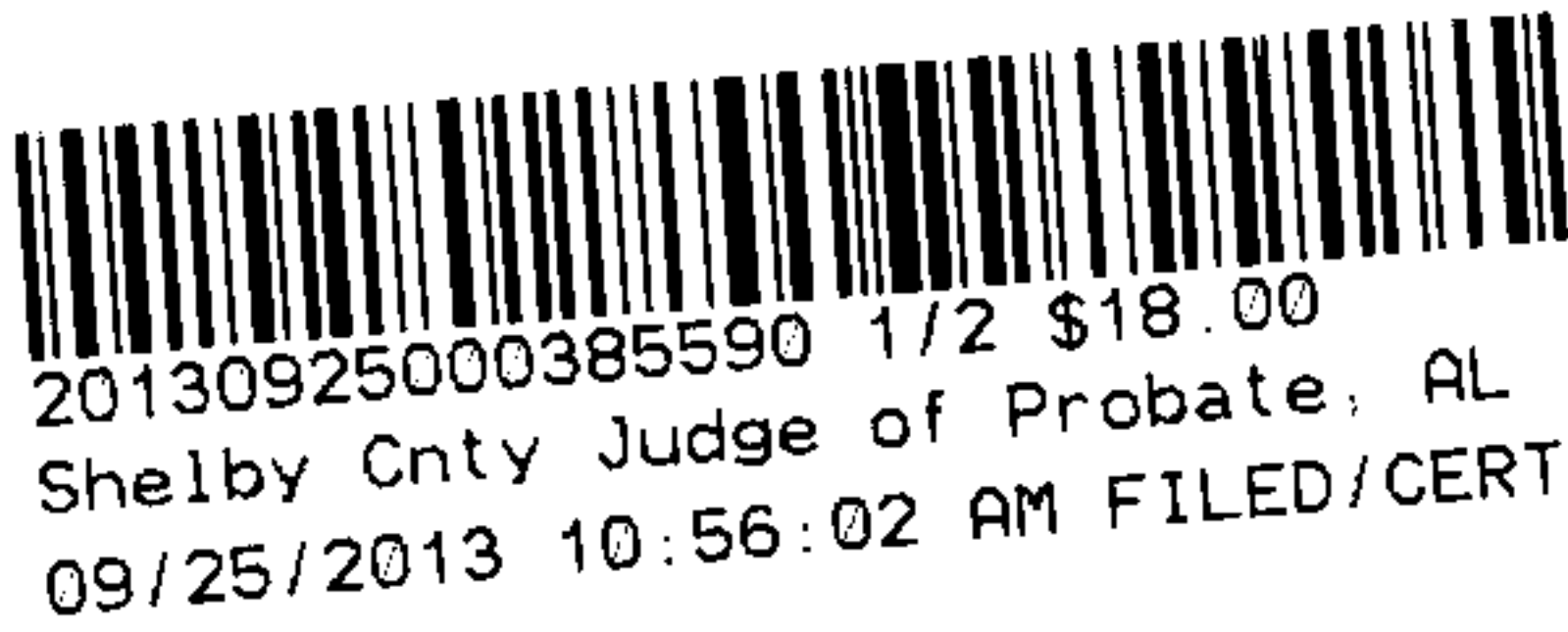


This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Vestavia, Alabama 35243



Send Tax Notice To:
Holly Musgrove Roberts
145 Lake Terrace [redacted]
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Thirty-Seven Thousand Five Hundred and 00/100 Dollars (\$137,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I,

Carol E. Shoemake, an unmarried woman
(herein referred to as GRANTOR) do grant, bargain, sell and convey unto

Holly Musgrove Roberts
(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 25, according to the Survey of Lake Terrace, being a resurvey of Lot 15, Lake Lane First Sector, Map Book 5, Page 110, as recorded in Map Book 19, Page 153, in the Probate Office of Shelby County, Alabama.

Subject to: All Easements, Restrictions, covenants, conditions and Rights of Way of record.

\$135,009.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.
\$4,125.00 of the consideration was paid from a second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

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.

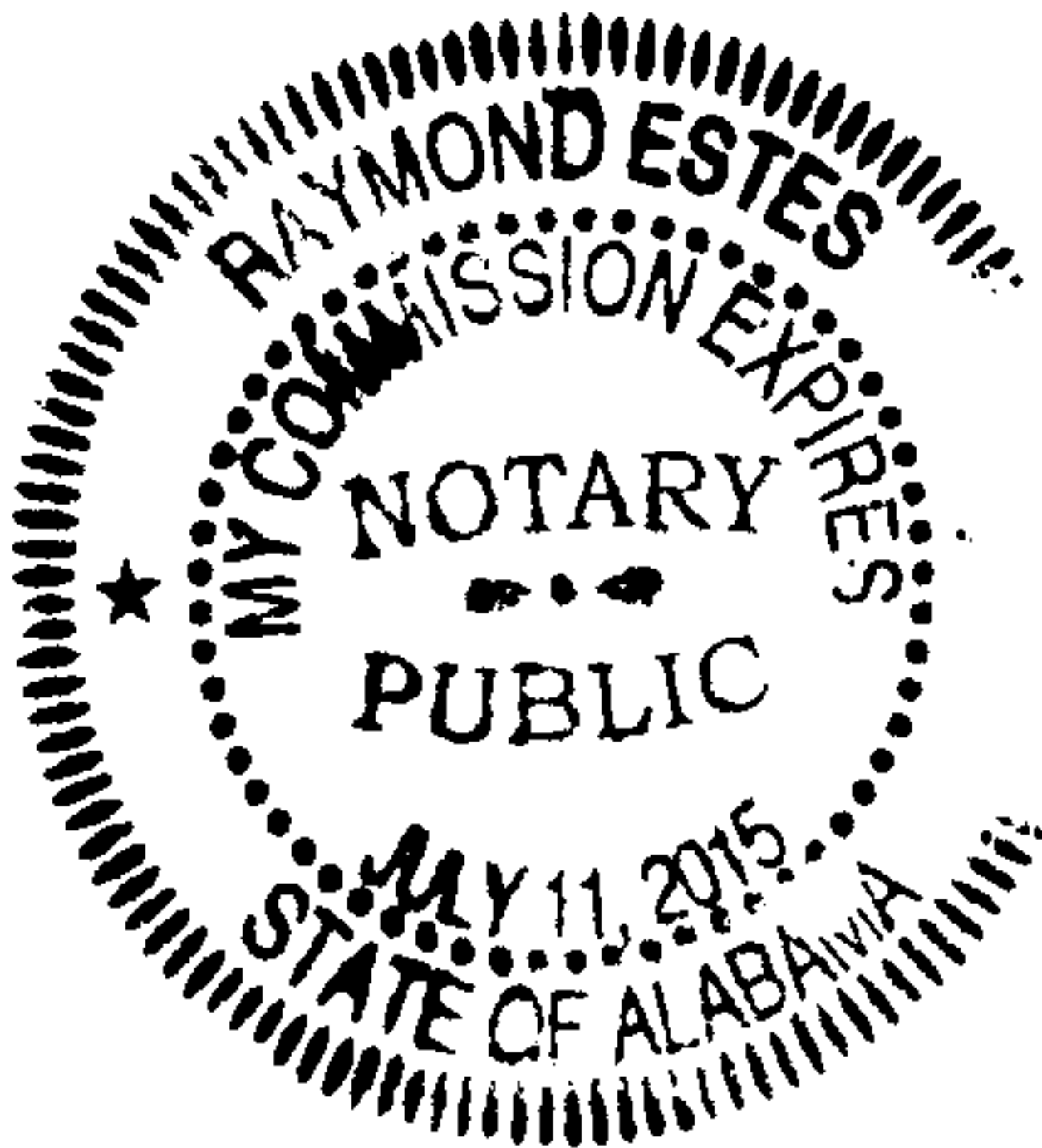
IN WITNESS WHEREOF, the said GRANTOR has hereunto set her signature and seal, this the 20th day of September, 2013.

Carol E. Shoemake

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carol E. Shoemake, 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 20th day of September, 2013.



Notary Public
My Commission Expires: 07/11/15

Real Estate Sales Validation Form

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

Grantor's Name: Carol E. Shoemaker Grantee's Name: Holly M. Roberts

Mailing Address: 145 Lake Terrace Mailing Address: 121 Timberleaf Circle
Alabaster, AL 35007 Alabaster, AL 35007

Property Address: 145 Lake Terrace
Alabaster, AL 35007

Date of Sale: 9/20/13 Total Purchase Price: \$ 137,500.00
OR Actual Value: \$ _____
OR Assessor's Value: \$ _____

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 an 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 § 40-22-1 (h).

Date: 9-20-13

Print Name: Carol E. Shoemaker

Signature: Carol E. Shoemaker

☒ Grantor ☐ Grantee ☐ Owner ☐ Agent

☐ Unattested _____
(Verified by)



20130925000385590 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
09/25/2013 10:56:02 AM FILED/CERT

13-1363