

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Edgar Flores
5 Chatham Court
Pelham, AL 35124

20131004000398170 1/2 \$32.00
Shelby Cnty Judge of Probate, AL
10/04/2013 09:15:09 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Thirty-Five Thousand and 00/100 (\$35,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Kathy Stone Grisham, a married woman** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Edgar Flores**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 4 and Lot 5 of Deer Springs Estates-Second Addition, as recorded in Map Book 5, Page 85, in the Office of the Judge of Probate of Shelby County, Alabama, except that part of said Lot 4, more particularly described as follows:

Begin 137.07 feet from the most Southeasterly corner of Lot 4 and on the most Southerly property line of Lot 4; thence 20 degrees 02 minutes right a distance of 55.0 feet to the Southwest corner of Lot 4; thence 76 degrees 20 minutes right a distance of 160.2 feet to the Northwest corner of Lot 4; thence 162 degrees 51 minutes 05 seconds right a distance of 181.25 to the Point of Beginning.

Subject To:

Ad valorem taxes for 2013 and subsequent years not yet due and payable until October 1, 2013. Existing covenants and restrictions, easements, building lines and limitations of record.

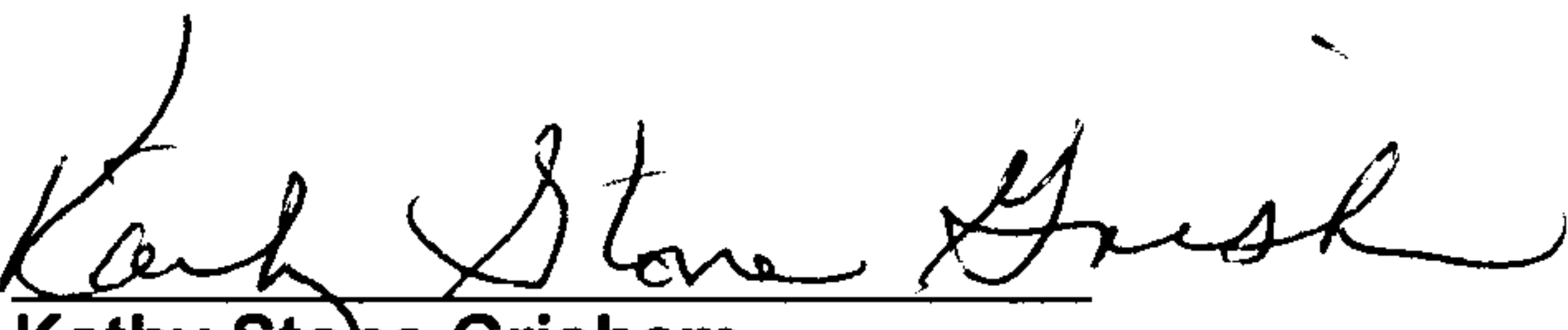
\$20,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Lorene Baker was the surviving grantee in that ceratin deed from Deer Springs Estates, Inc. to Ivey Baker and Lorene Baker recorded in Deed Book 326, Page 87, in the Probate Office of Shelby County, Alabama. Lorene Baker died on or about July 13, 1997; the other grantee, Ivey Baker, having died on or about August 18, 1982. The Grantor herein is the sole heir and daughter of Lorene Baker as evidenced by heirship affidavits being recorded simultaneously herewith. The property conveyed herein does not constitute the home-
stead of the grantor or that of her spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the **25th** day of **September**, **2013**.


Kathy Stone Grisham

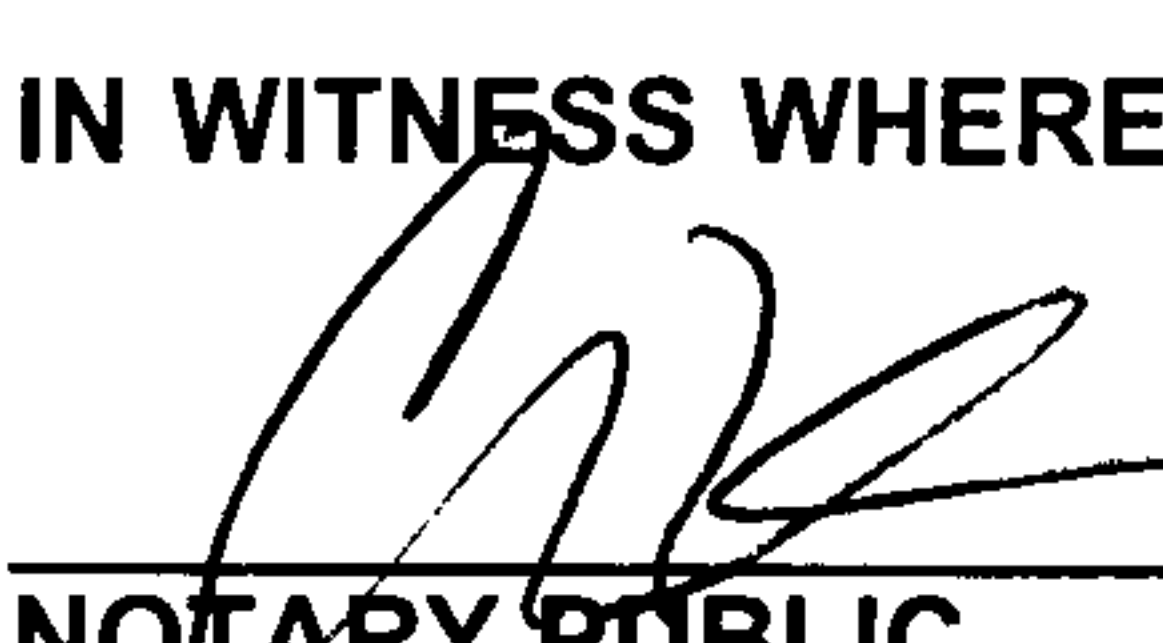
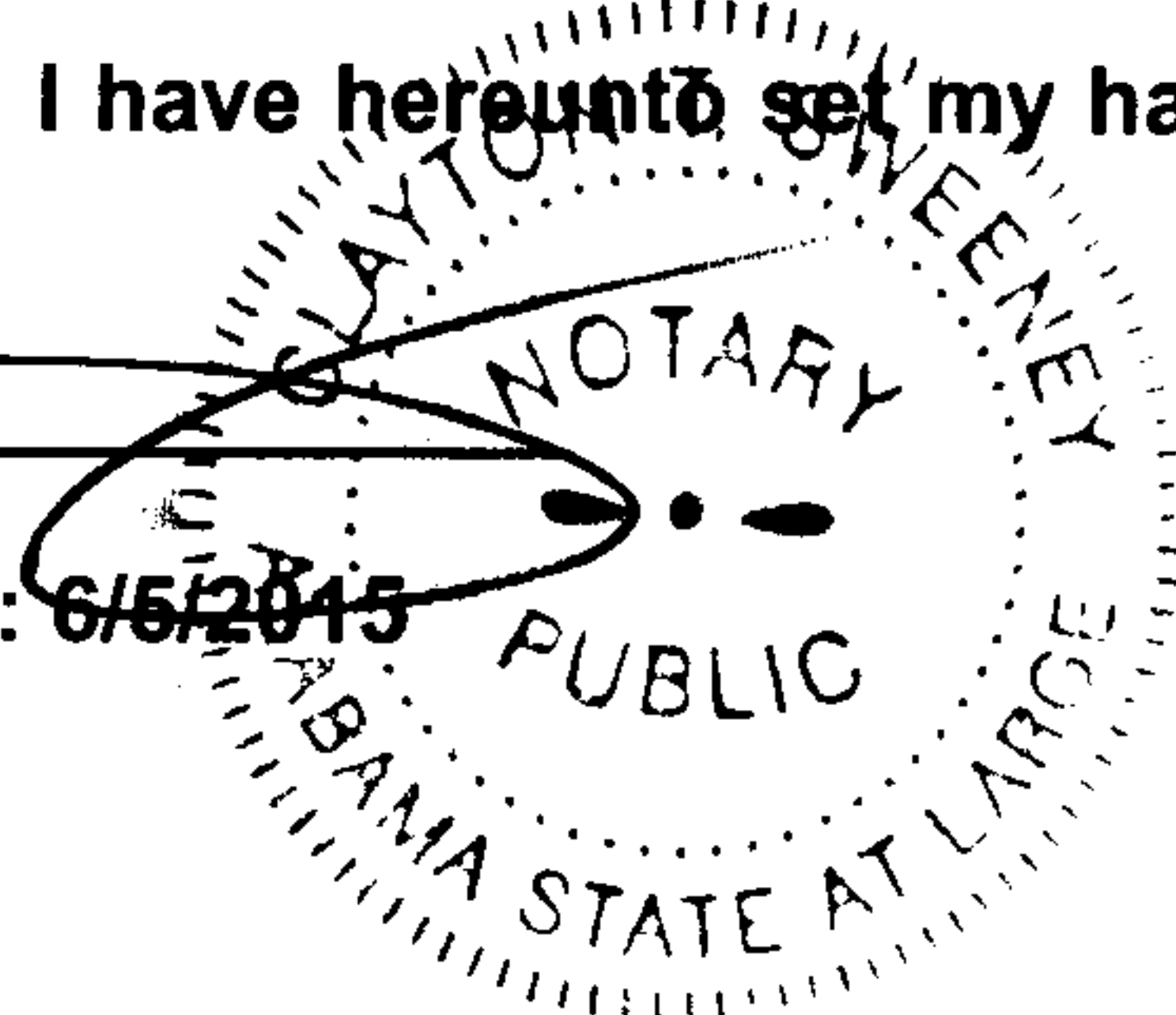
Shelby County, AL 10/04/2013
State of Alabama
Deed Tax: \$15.00

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kathy Stone Grisham, a married 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of September, 2013.


NOTARY PUBLIC
My Commission Expires: **6/5/2015**


CLAYTON T. SWEENEY, ATTORNEY AT LAW

Real Estate Sales Validation Form

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

Grantor's Name Kathy Stone Grisham
Mailing Address 1037 Hermitage Circle
Birmingham, AL 35242

Grantee's Name Edgar Flores
Mailing Address 5 Chatham Court
Pelham, AL 35124

Property Address 5 Chatham Court
Pelham, AL 35124

Date of Sale September 25, 2013
Total Purchase Price \$ 35,000.00



20131004000398170 2/2 \$32.00
Shelby Cnty Judge of Probate, AL
10/04/2013 09:15:09 AM FILED/CERT

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 ☐ 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 _____

Print Kathy Stone Grisham

☐ Unattested _____
(verified by)

Sign Kathy Stone Grisham
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

CLAYTON T. SWEENEY, ATTORNEY AT LAW