

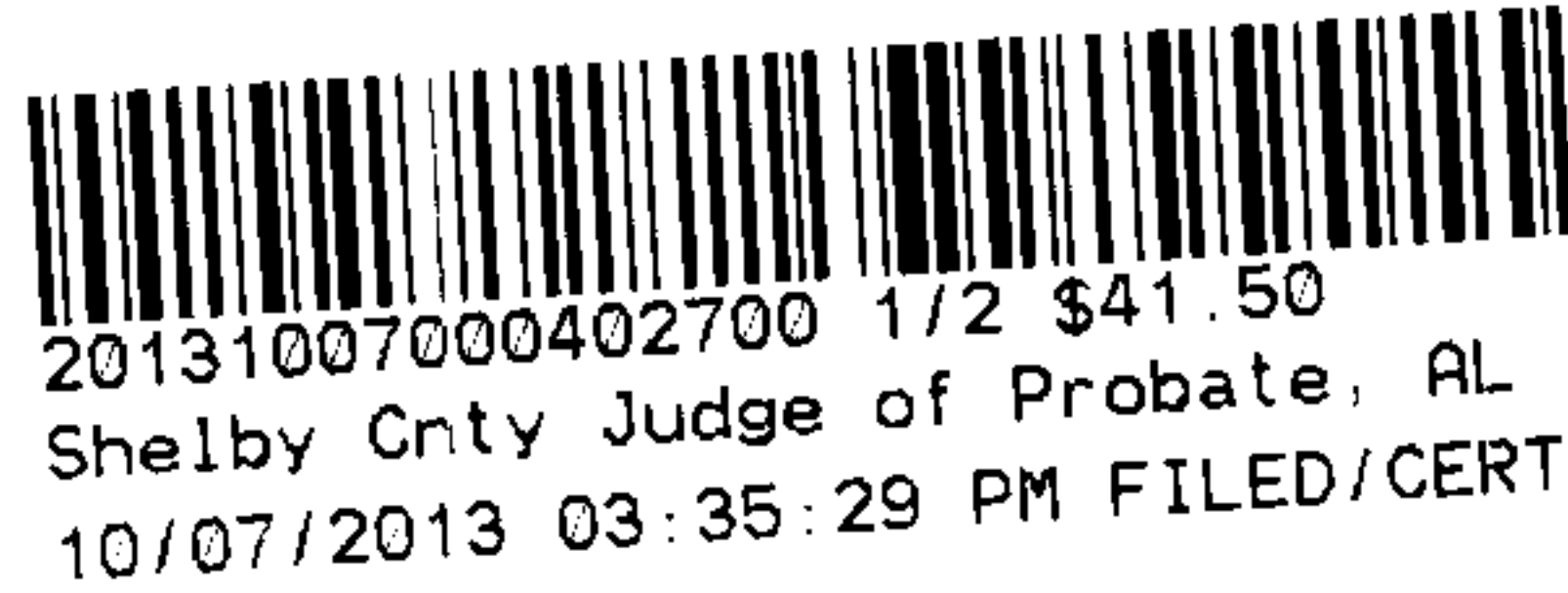
Name:

Address: 3371 N Wildewood Drive
Pelham, Alabama 35124

This instrument was prepared by

Name Larry L. Halcomb
Attorney at Law
Address 15 Office Park Circle, Suite #100
Birmingham, AL 35223

Form 1-1-27 Rev.1-86
WARRANTY DEED -



STATE OF ALABAMA }
 }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One hundred twenty two thousand and no/100 (\$122,000.00) DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is
acknowledged, I or we,

Martha A. Holt, a single woman

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

Thomas J. Cast

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

Lot 3, according to the Survey of Amended Map of Wildewood Village-Third Addition, as
recorded in Map Book 8, Page 182, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to Taxes for 2013.

Subject to easements, building lines and restrictions, agreement with Alabama Power Company, right-of-
way to Alabama Power Company and terms, agreements and right-of-way to Alabama Power Company ,
of record.

Martha A. Holt is the surviving grantee of deed recorded in Instrument No. 1992-6050; the other grantee,
James L. Holt, Sr., having died on or about the 7th day of September, 2013.

\$ 97,600.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously 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 GRANTEES,
their 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

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name Martha A. Holt

Grantee's Name

Thomas J. Cast

Mailing Address 3371 N Wildewood Drive
Pelham, Alabama 35124

Mailing Address 3371 N Wildewood Drive
Pelham, Alabama 35124

Property Address 3371 N Wildewood Drive
Pelham, Alabama 35124

Date of Sale 9/24/2013

Total Purchase Price \$122,000.00

Or

Actual Value

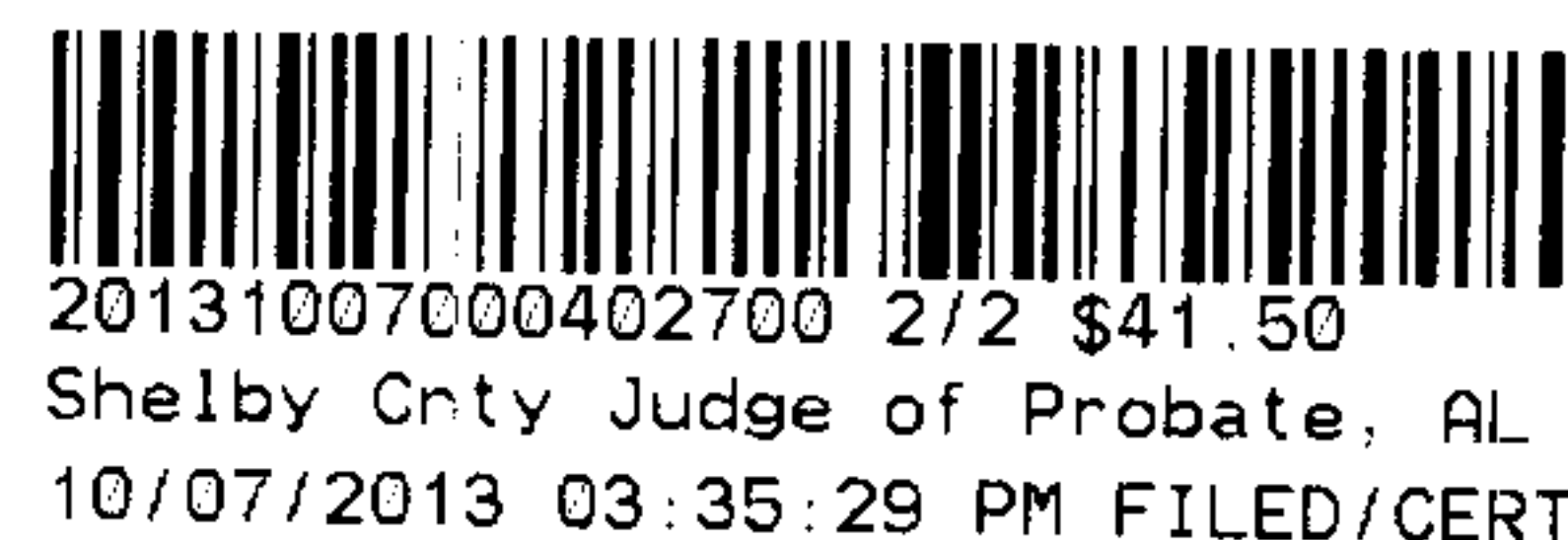
Or

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
☐ Divorce Decree



If the conveyance document presented for recordation contains all 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).