

This instrument prepared by:
Christa C. Ketchum
Attorney at Law
TitleSouth Closing Center
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Debra Gilbreath
929 Cove Circle
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Sixty-Nine Thousand And No/100 Dollars (\$269,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Barbara Gay Dawson Conner, Personal Representative of the Estate of Barbara Zoe Dawson, deceased, Probate Case No. PR-2013-000090**, (hereinafter Grantor), does hereby grant, bargain, sell and convey unto **Debra Gilbreath**, (hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 30, according to the Survey of South Lake Cove Residential Subdivision as recorded in Map Book 12, Page 98, in the Probate Office of Shelby County, Alabama.

Barbara Zoe Dawson is one and the same as Barbara M. Dawson, Grantee in Instrument #1997-18557; having died on or about December 8, 2012.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Fifteen Thousand Two Hundred And No/100 Dollars (\$215,200.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, and Grantee's transferees and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and Grantee's transferees 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; and that Grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said GRANTEE, and Grantee's transferees and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, being duly authorized by the Grantor herein, does hereunto set my hand and seal as Personal Representative of the Estate of Barbara Zoe Dawson on November 4, 2013.

Barbara Gay Dawson Conner
Executor of Barbara Dawson Estate
Barbara Gay Dawson Conner

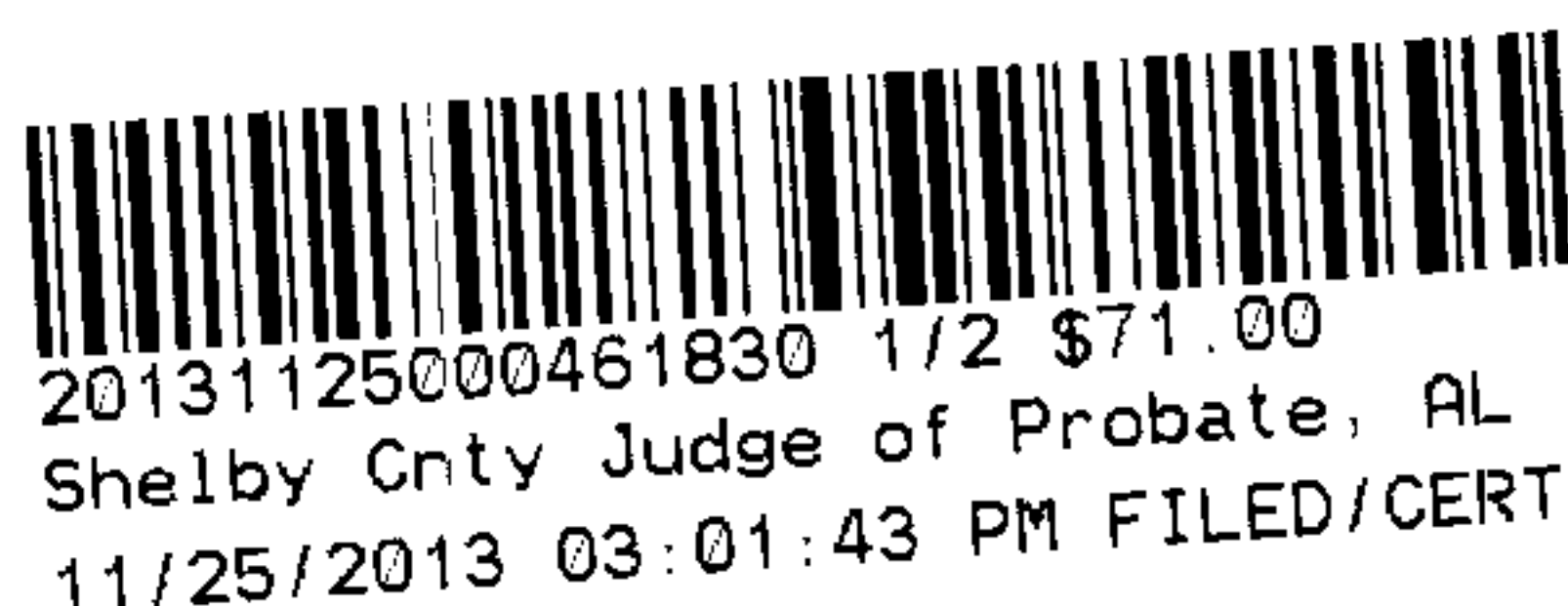
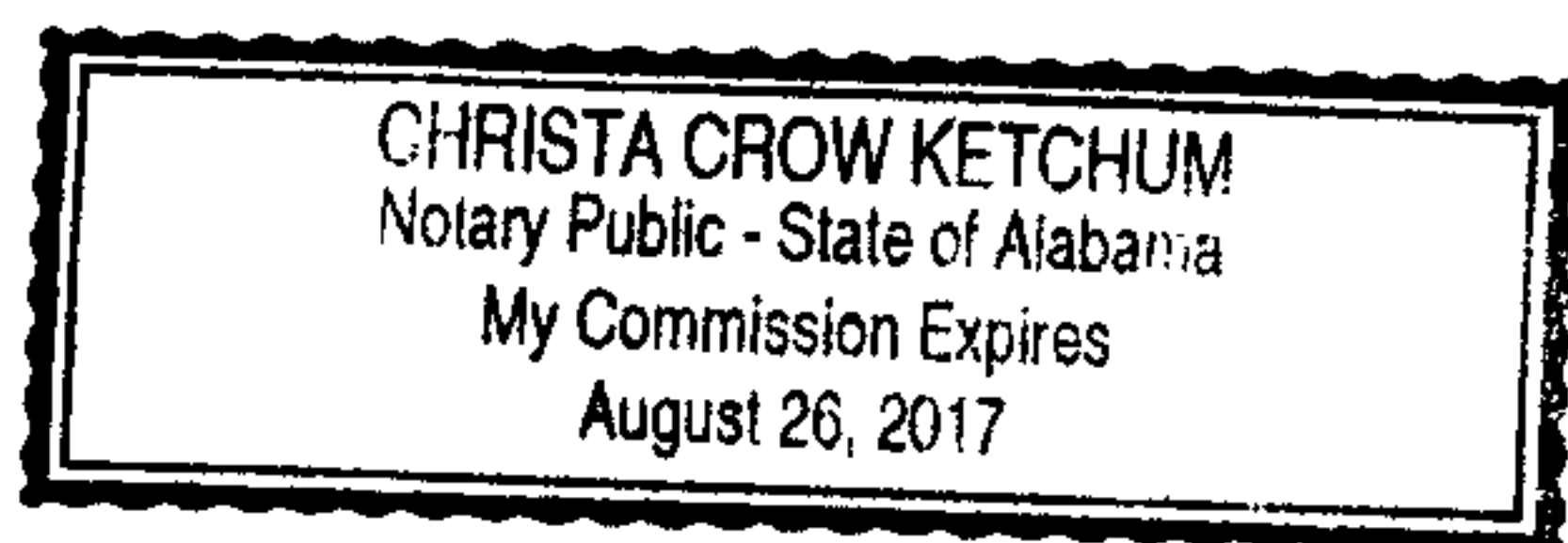
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public for the State of Alabama, do hereby certify that Barbara Gay Dawson Conner, whose name as Personal Representative of the Estate of Barbara Zoe Dawson, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, sh in her capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 4th day of November, 2013.

Christa Crow Ketchum

Notary Public



Shelby County, AL 11/25/2013
State of Alabama
Deed Tax: \$54.00

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Barbara Gay Dawson Conner

Mailing Address 929 Cove Circle
Birmingham, AL 35244

Grantee's Name Debra Gilbreath

Mailing Address 929 Cove Circle
Birmingham, AL 35244

Property Address 929 Cove Circle
Birmingham, AL 35244

Date of Sale November 4, 2013

Total Purchase Price \$269,000.00

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 - Barbara Gay Dawson Conner, 929 Cove Circle, Birmingham, AL 35244.

Grantee's name and mailing address - Debra Gilbreath, , .

Property address - 929 Cove Circle, Birmingham, AL 35244

Date of Sale - November 4, 2013.

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 with 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: November 4, 2013

Sign Emily Schuler
Agent

