

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

SEND TAX NOTICE TO:
Kathi H. Davis
386 Walker Way
Pelham, AL 35124

GENERAL WARRANTY DEED



20131202000466220 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
12/02/2013 01:53:51 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thirty-Nine Thousand Nine Hundred And No/100 Dollars (\$139,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Charles F. Morton, III and Jennifer Kay Morton**, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kathi H. Davis (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County**, :

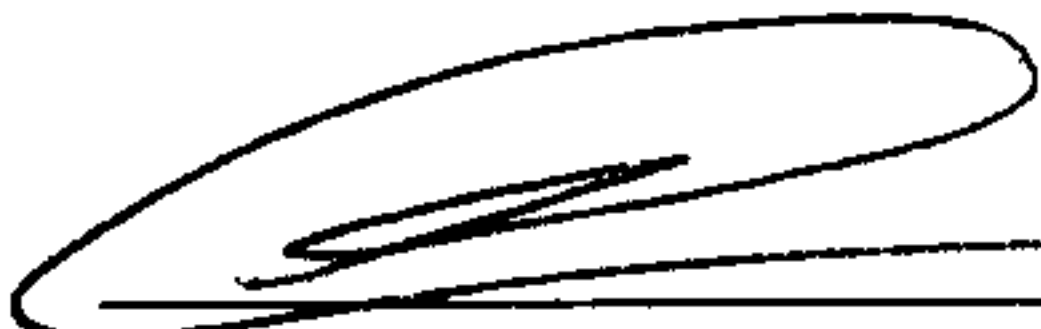
Lot 313, according to the Amended Map of Stonehaven, Phase 3, First Addition, as recorded in Map Book 28, Page 27, in the Probate Office of Shelby County, Alabama.

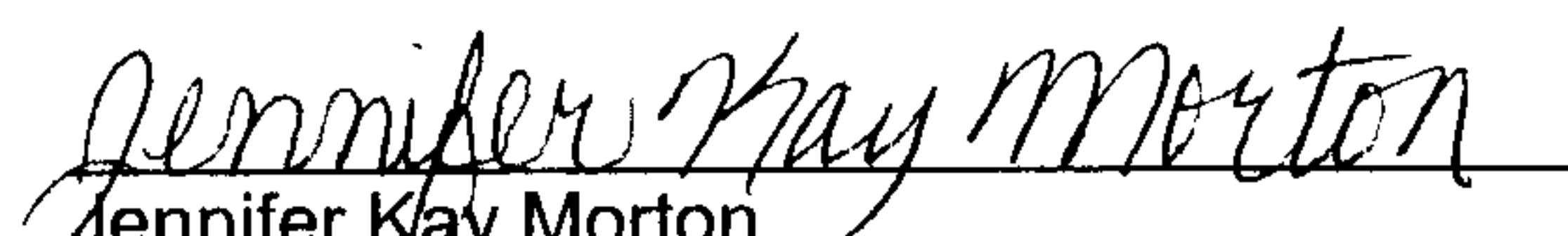
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Thirty-Seven Thousand Three Hundred Sixty-Five And No/100 Dollars (\$137,365.00) 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 heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 22, 2013.




Charles F. Morton, III


Jennifer Kay Morton

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that **Charles F. Morton, III and Jennifer Kay Morton**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 22nd day of November, 2013.



Notary Public



Shelby County, AL 12/02/2013
State of Alabama
Deed Tax: \$3.00

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

Grantor's Name Charles F. Morton, III and Jennifer
Kay Morton

Grantee's Name Kathi H. Davis

Mailing Address 386 Walker Way
Pelham, AL 35124

Mailing Address 249 South Burbank Drive
Birmingham, AL 35226

Property Address 386 Walker Way
Pelham, AL 35124

Date of Sale November 22, 2013

Total Purchase Price \$139,900.00

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

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 - Charles F. Morton, III and Jennifer Kay Morton, 386 Walker Way, Pelham,
AL 35124.

Grantee's name and mailing address - Kathi H. Davis, 249 South Burbank Drive, Birmingham, AL 35226.

Property address - 386 Walker Way, Pelham, AL 35124

Date of Sale - November 22, 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 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: November 22, 2013

Sign Emil J. Schuler
Agent



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