

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

Send Tax Notice To:
Carolyn H. McGimsey
3024 Riverwood Terrace
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Twenty-Four Thousand and 00/100 Dollars (\$124,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I,

Kelli Cork (fka Kelli C. Roberson), an unmarried woman

(herein referred to as GRANTOR) does grant, bargain, sell and convey unto

Carolyn H. McGimsey

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

Lot G, Block 9, according to the Amended Map of Riverwood 7th Sector, as recorded in Map Book 9, Page 81, in the Probate Office of Shelby County, Alabama. Together with an undivided interest in the common area set forth in Declaration recorded in Misc. Volume 39, Page 880, in the Probate Office of Shelby County, Alabama.

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

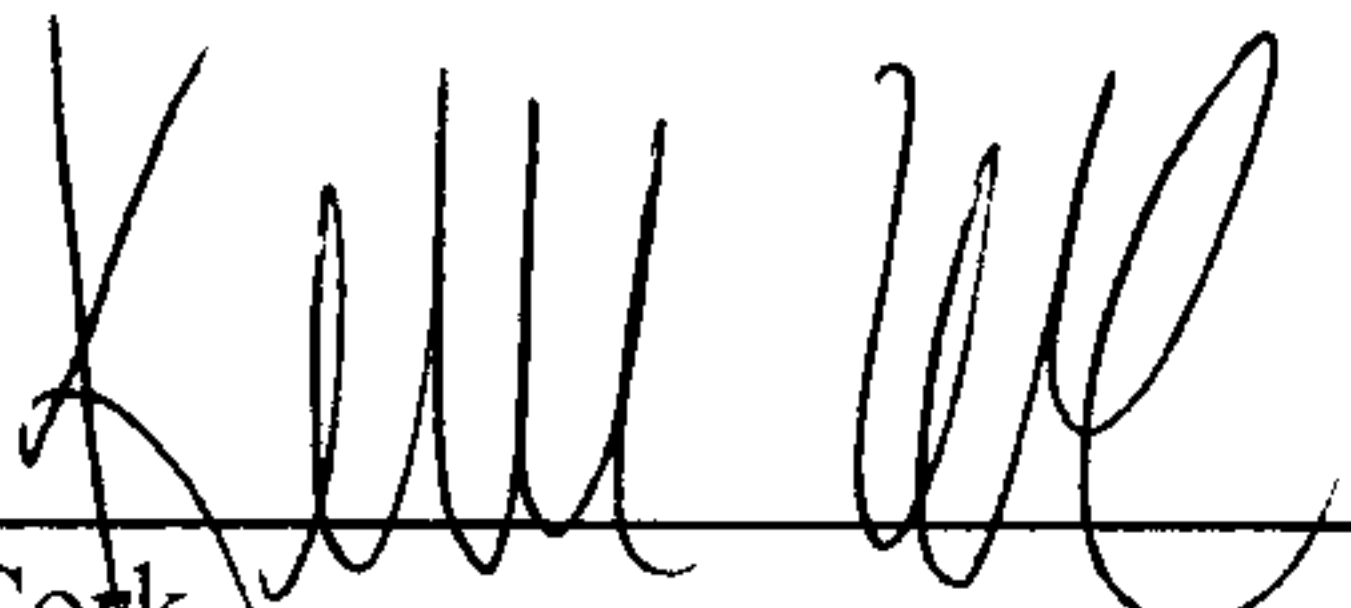
\$99,200.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

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 26th day of November, 2013.

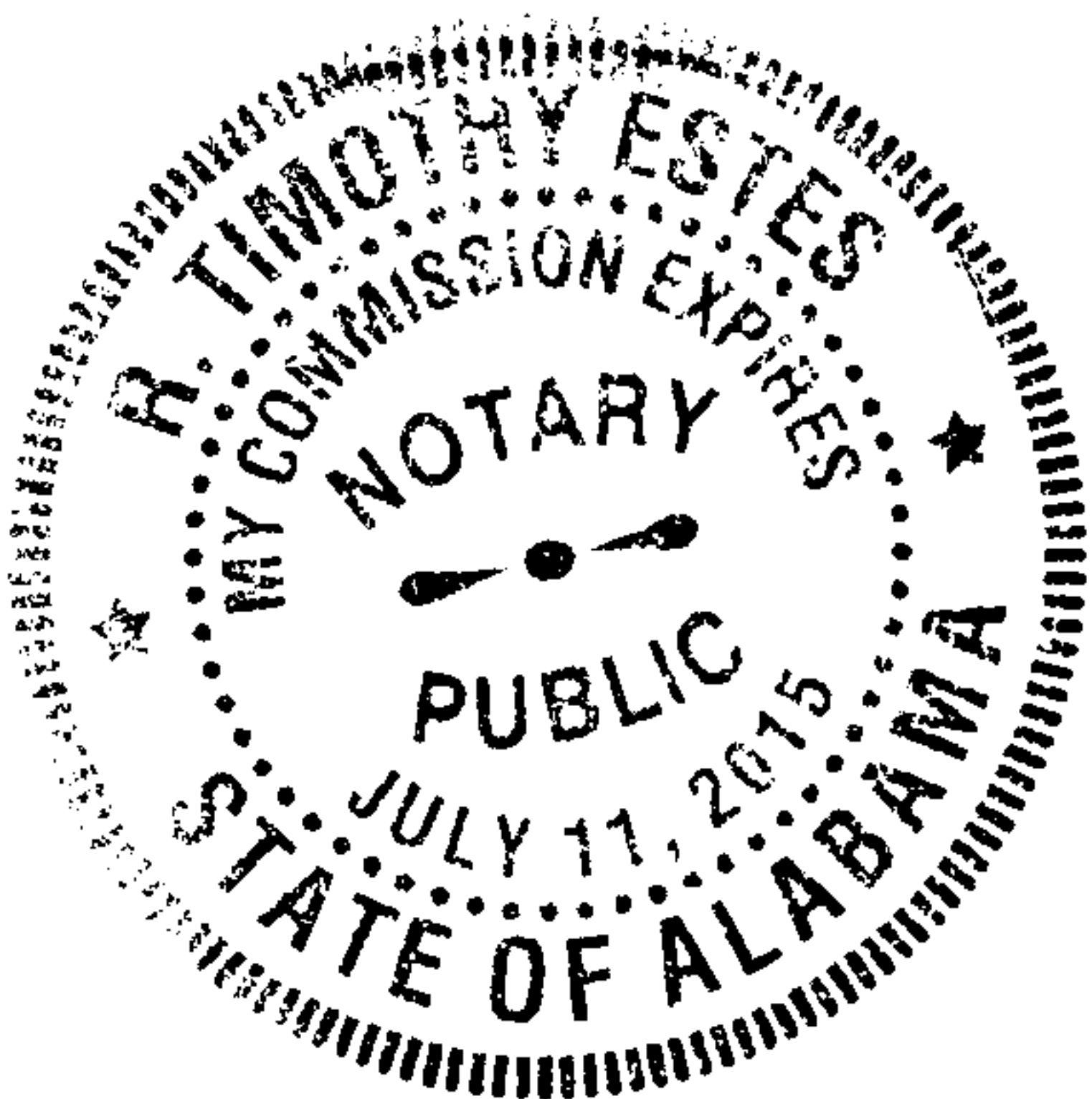

Kelli Cork

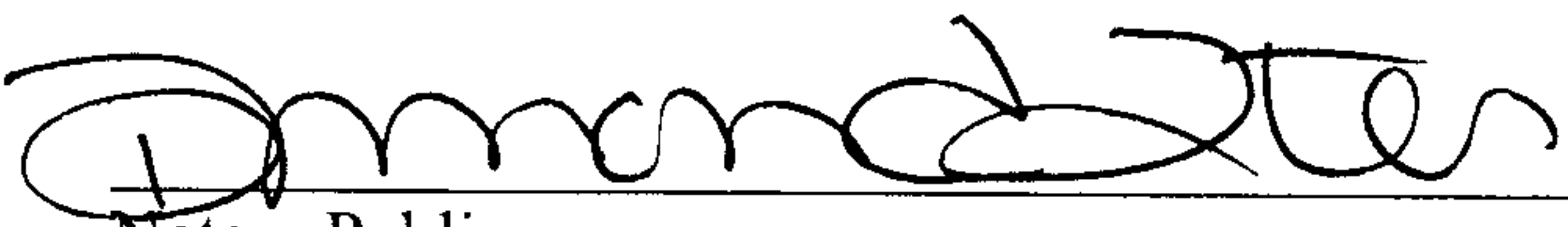
STATE OF ALABAMA)
COUNTY OF JEFFERSON)


20131204000470510 1/2 \$42.00
Shelby Cnty Judge of Probate, AL
12/04/2013 02:50:36 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kelli Cork, 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 26th day of November, 2013.




Notary Public
My Commission Expires: 7/11/15

Shelby County, AL 12/04/2013
State of Alabama
Deed Tax: \$25.00

Real Estate Sales Validation Form

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

Grantor's Name: Kelli Cork Grantee's Name: Carolyn H. McGimsey

Mailing Address: 3024 Riverwood Terrace Birmingham, AL 35242 Mailing Address: 913 Oakmoor Road Birmingham, AL 35209

Property Address: 3024 Riverswood Terrace Birmingham, AL 35242

Date of Sale: 11/26/13 Total Purchase Price: \$ 124,000.00 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: 11-26-13 Print Name: Kelli Cork Signature: Kelli Cork Grantor Grantee Owner Agent

Unattested (Verified by)

