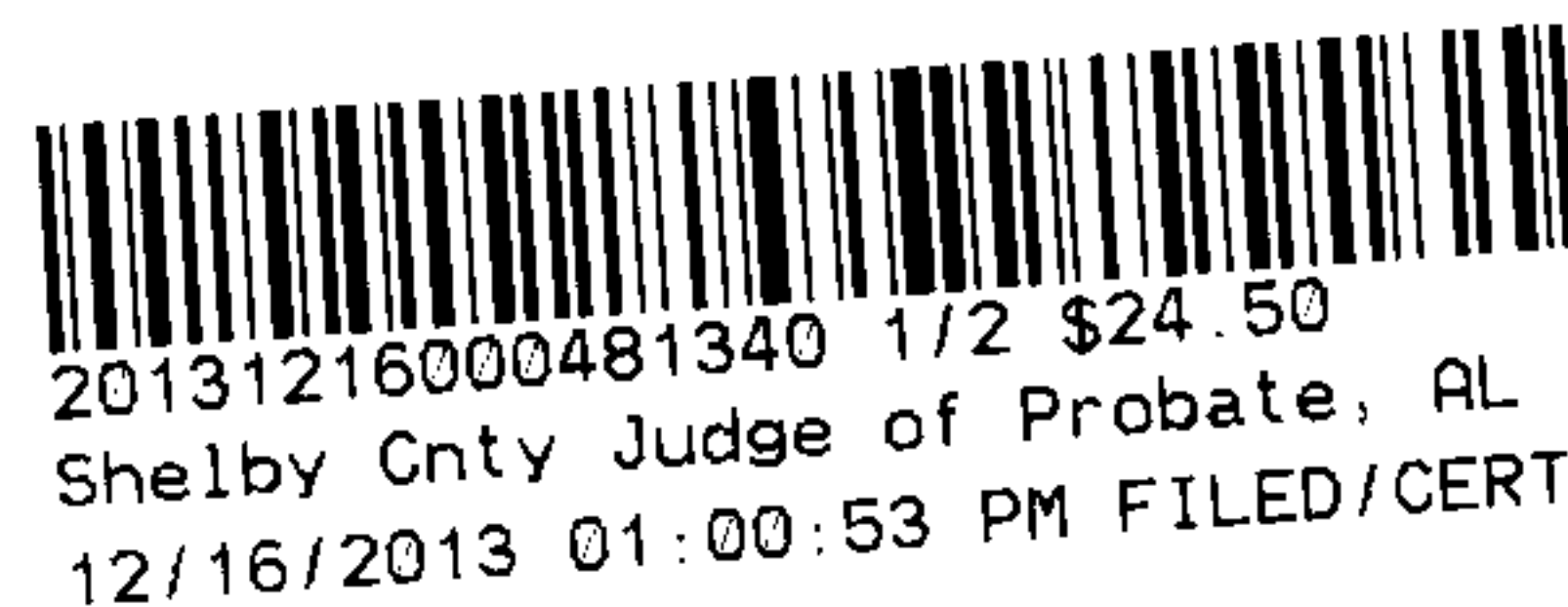


**This instrument prepared by:**  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

**SEND TAX NOTICE TO:**  
Benjamin D. Hutto  
14 Red Fox Drive  
Pelham, AL 35124

**GENERAL WARRANTY DEED**



**STATE OF ALABAMA**                    )  
**SHELBY COUNTY**                    )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Forty-Five Thousand And No/100 Dollars (\$145,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Faustina C. Muruako and husband, Dominic Muruako, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Benjamin D. Hutto (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

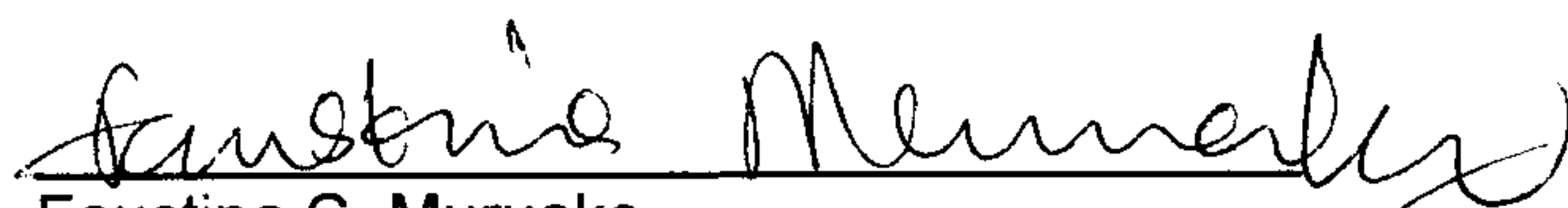
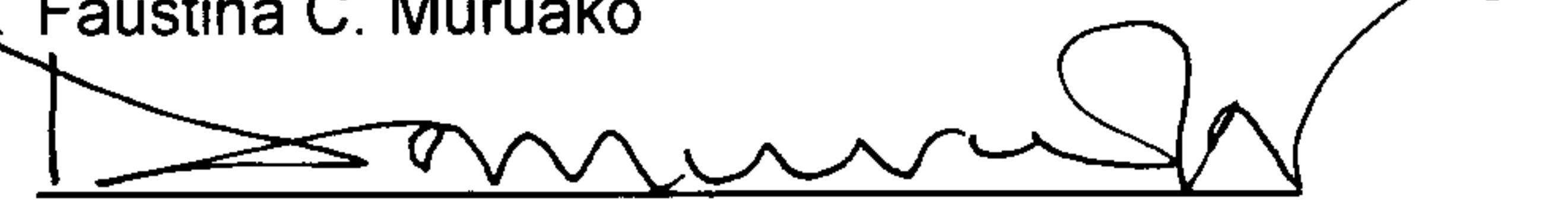
Lot 14, according to the Survey of Hunter's Glen, First Addition, as recorded in Map Book 6, Page 56, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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 Seven Hundred Fifty And No/100 Dollars (\$137,750.00) 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 December 5, 2013.

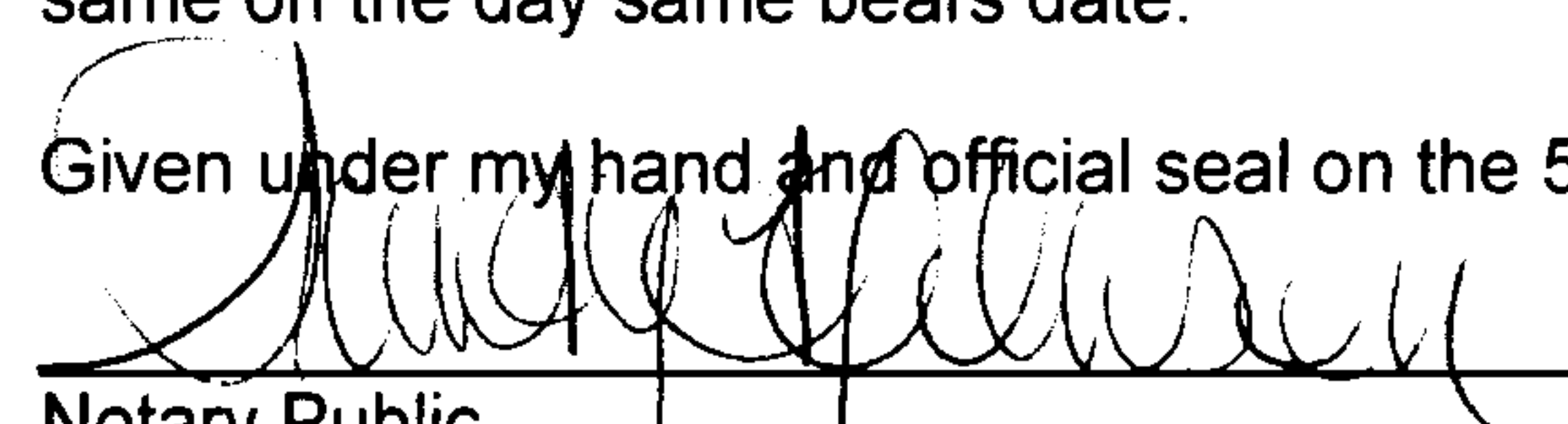
  
Faustina C. Muruako  
  
Dominic Muruako

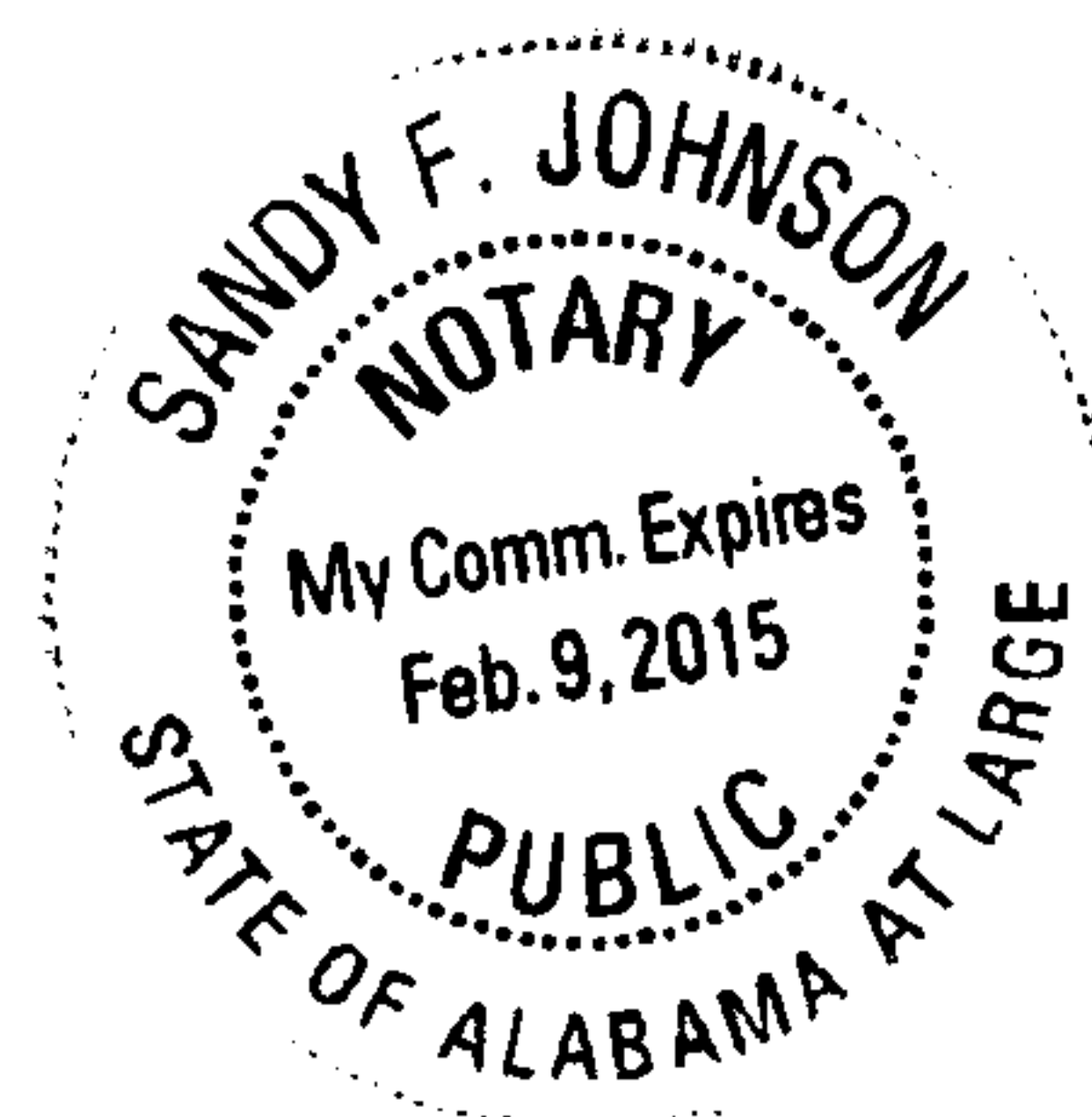
Shelby County, AL 12/16/2013  
State of Alabama  
Deed Tax: \$7.50

**STATE OF ALABAMA**                    )  
**SHELBY COUNTY**                    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Faustina C. Muruako and Dominic Muruako, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same on the day same bears date.

Given under my hand and official seal on the 5th day of December, 2013.

  
Notary Public  
Commission Expires:



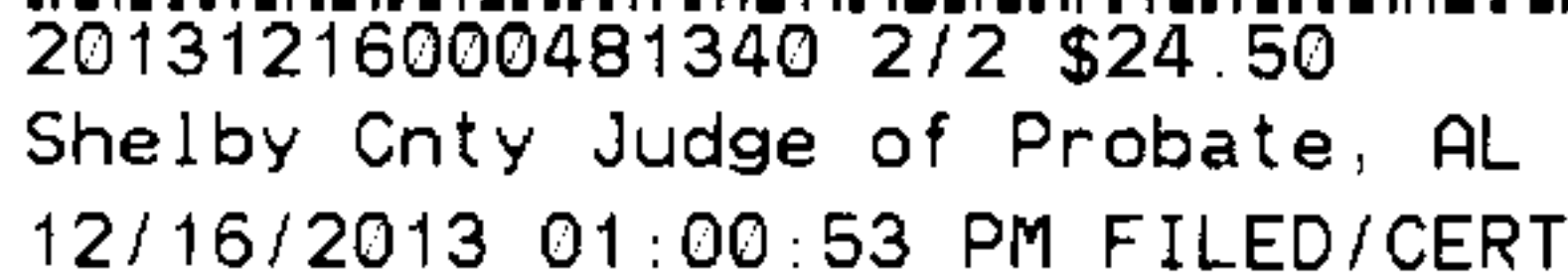
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantee's Name Benjamin D. Hutto

**Mailing Address** PO Box 123  
Saginaw, AL 35137

Date of Sale	December 5, 2013
Total Purchase Price	\$145,000.00

or  
Assessor's Market Value \$



☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

\_\_\_\_ Appraisal  
Other:

## Instructions

Grantee's name and mailing address - Benjamin D. Hutto, PO Box 123, Saginaw, AL 35137.

Property address - 14 Red Fox Drive, Pelham, AL 35124

Date of Sale - December 5, 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: December 5, 2013

Sign   
Agent