



20131217000482120 1/3 \$41.50
Shelby Cnty Judge of Probate, AL
12/17/2013 10:34:35 AM FILED/CERT

THIS INSTRUMENT PREPARED BY TOWN AND COUNTRY TITLE CORP., 320 WEARS VALLEY ROAD, PIGEON FORGE,
TN 37863.

STATE OF ALABAMA *

WARRANTY DEED WITH

SHELBY COUNTY *

SURVIVORSHIP PROVISIONS

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt and sufficiency of which are hereby acknowledged, I SHEARLEY JEAN FOSHEE, Trustee of the SHEARLEY JEAN FOSHEE TRUST U/D/T 4/27/96 (herein referred to as "Grantor" whether one or more) do grant, bargain, sell and convey unto MARY PAMELA HUDDLESTON, Trustee of the Mary Pamela Huddleston Trust U/D/T/ 5/19/92 and JOSEPH D. HUDDLESTON JR. (herein referred to as "Grantees"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15 of Deer Springs Estates, Second Addition, as recorded in Map Book 5, Page 85 in the Office of the Judge of Probate in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and, upon the death of either of them then to the survivor of them in fee simple and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do as Trustee for the trust and for the beneficiaries covenant with the said Grantees, their heirs and assigns that the trust is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I as trustee have hereunto set my hand and seal this 20th day of June, 2009.

Shearley Jean Foshee Trustee
SHEARLEY JEAN FOSHEE, Trustee
of the SHEARLEY JEAN FOSHEE TRUST
U/D/T 4/27/96

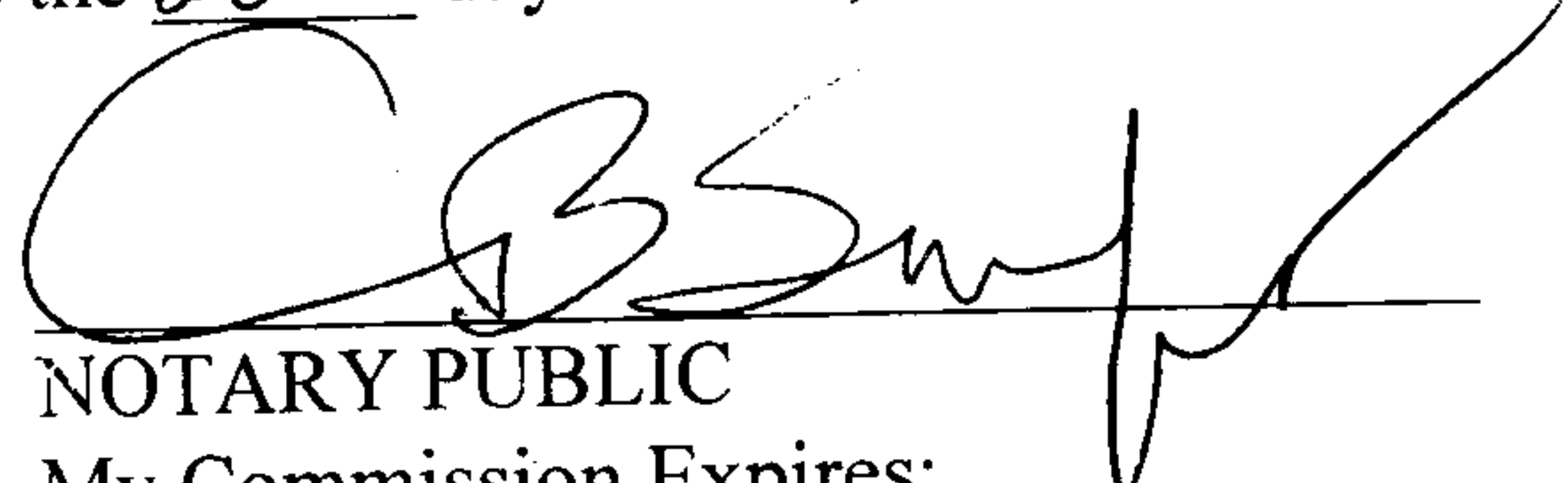
STATE OF TENNESSEE

COUNTY OF SEVIER

I, the undersigned authority, a Notary Public in and for said County in said State, hereby

certify that SHEARLEY JEAN FOSHEE, Trustee of the SHEARLEY JEAN FOSHEE TRUST U/D/T 4/27/96 whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance that she has the authority to sign as trustee of the above referenced trust and she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 20th day of June, 2009.


NOTARY PUBLIC
My Commission Expires:
12/18/12

SEAL:

SEND TAX NOTICE TO GRANTEEES AT:

2750 S. Clearfork Rd
Spencer, TN 37862



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Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Shirley Jean Foster Trust
2725 Avalon Bay Ln.
Memphis TN
37804

Grantee's Name
Mailing Address

Mary Pamela Huddleston, Jr.
2750 So. Clear Fork Rd
Sevierville, TN
37862

Property Address

15 Chatham Court
Delham, AL

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 21,010.00



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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 - 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).

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 11-21-13

Print MARY PAMELA Huddleston Trust

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1