

This Document Prepared By:

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Henderson, Nevada 89074
Phone: 702-736-6400

After Recording Send Tax Notice To:

ServiceLink
4000 Industrial Boulevard
Aliquippa, Pennsylvania 15001

Source of Title:
Instrument #
20021101000541180

Assessor's Parcel Number: 10 2 10 0 005 020.000

Fair Market Value: \$ 462,700

WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLARS (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **R. Steven Baker, a married man and joined by his spouse Laura J. Baker and Kimberly J. Baker, an unmarried woman who acquired title as husband and wife**, (herein referred to as grantor, whether one or more), whose mailing address is 540 Mill Springs Circle, Hoover, Alabama 35244, grant, bargain, sell and convey unto **R. Steven Baker and Laura J. Baker, husband and wife, as joint tenants with right of survivorship**, (herein referred to as grantee, whether one or more), whose mailing address is 540 Mill Springs Circle, Hoover, Alabama 35244, the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 540 Mill Springs Circle, Hoover, Alabama 35244

Source of Title Ref.: Deed: Recorded November 1, 2002; BK _____, PG _____, Doc. No. 20021101000541180

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

☒ is homestead property of the said Grantor

☐ is **NOT** homestead property of the said Grantor

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

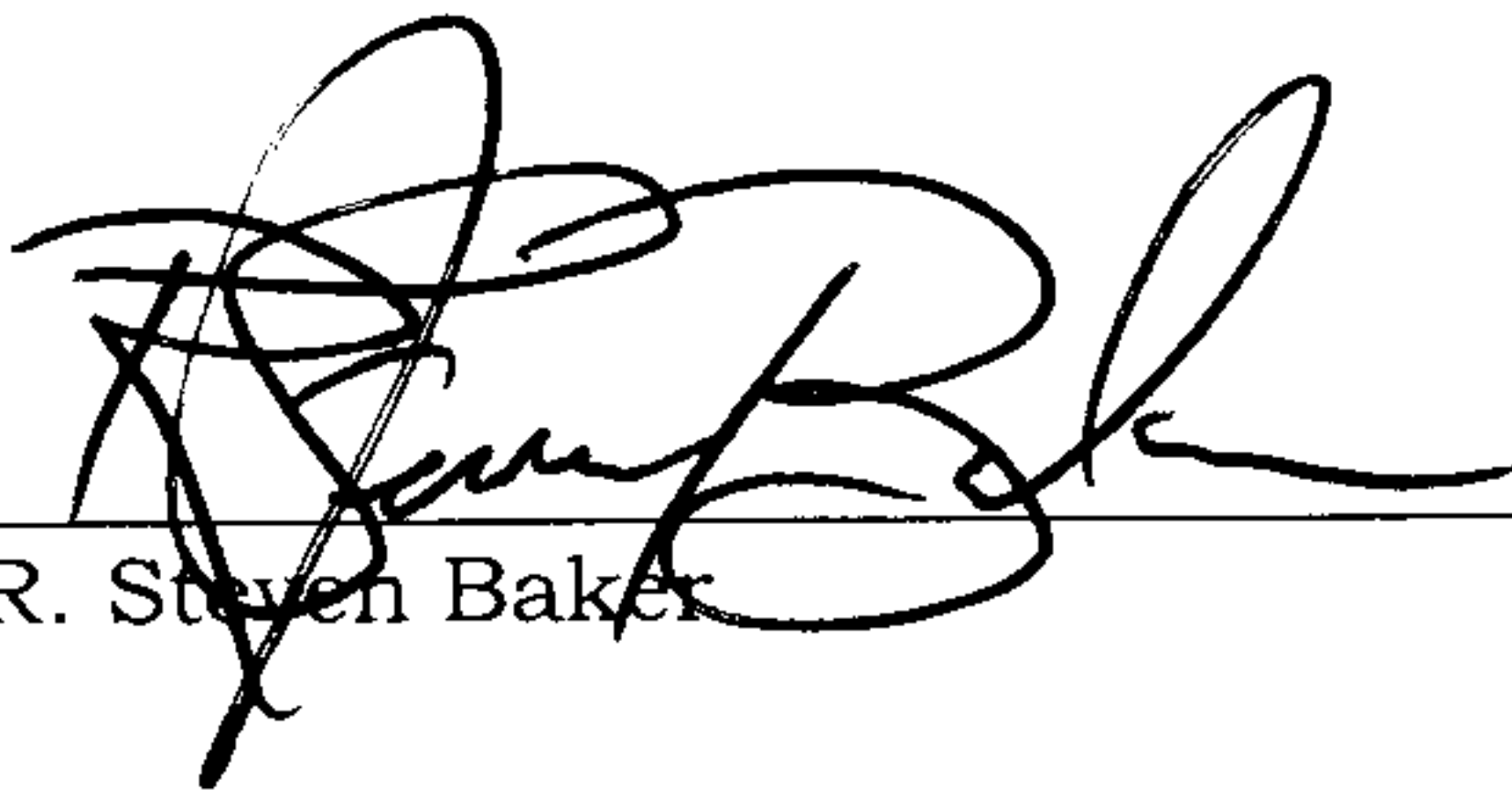


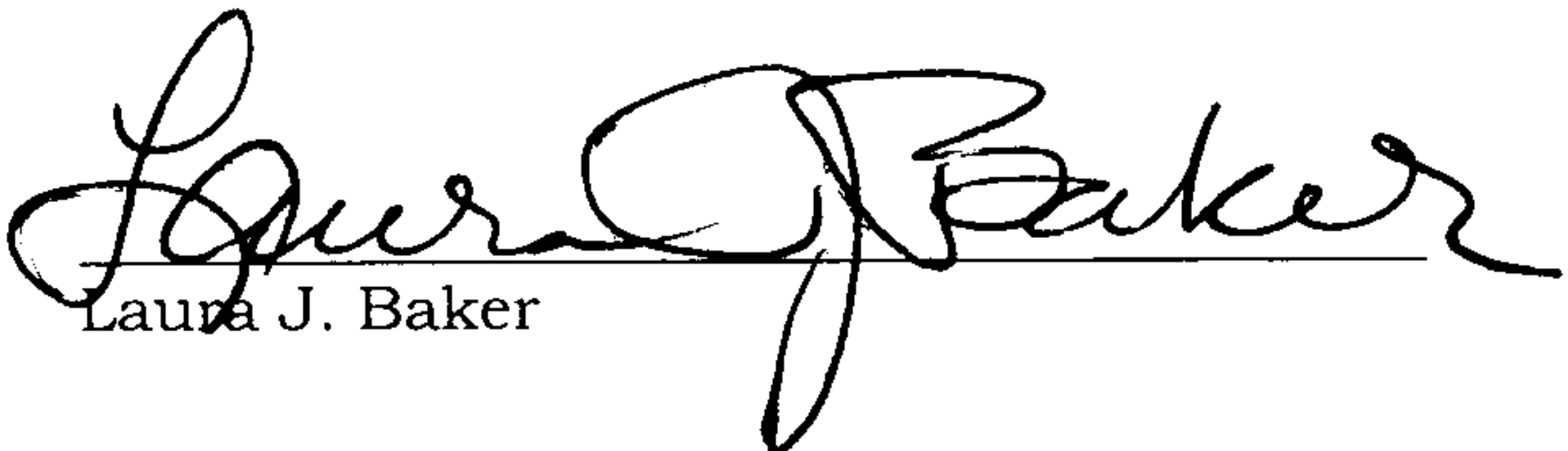
20131230000496670 1/6 \$338.50
Shelby Cnty Judge of Probate, AL
12/30/2013 04:11:32 PM FILED/CERT

Shelby County, AL 12/30/2013
State of Alabama
Deed Tax: \$308.50

AND I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, 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, **R. Steven Baker** and **Laura J. Baker** have hereunto set my (our) hand(s) and seal(s), this 22nd day of July, 2013.


R. Steven Baker


Laura J. Baker

General Acknowledgement

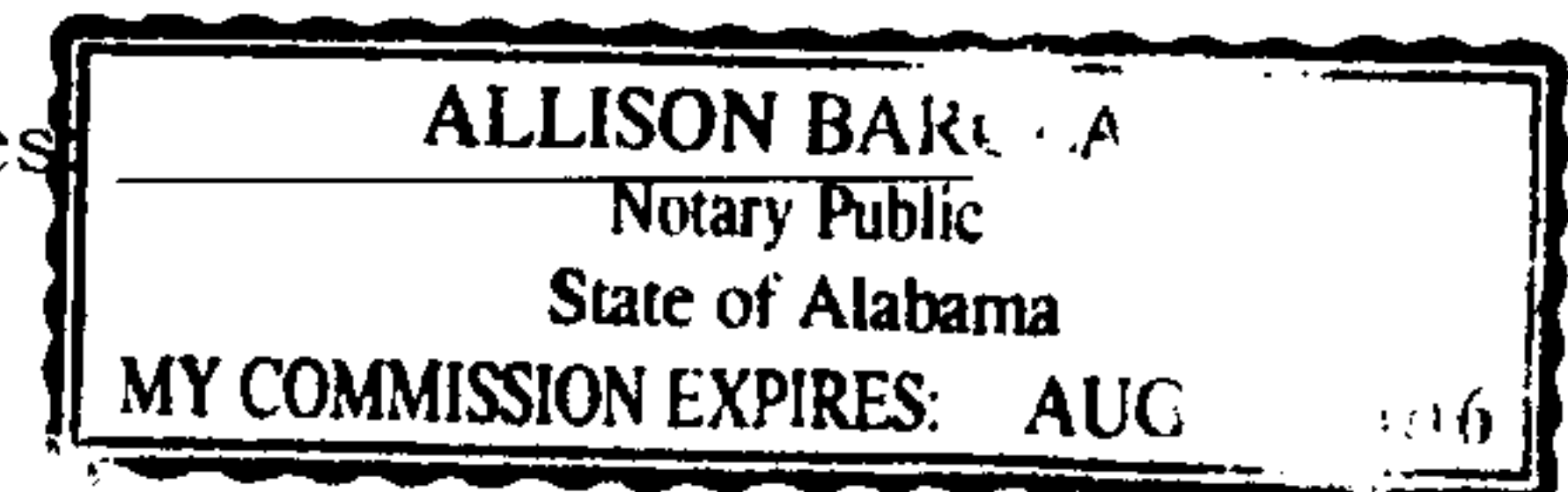
STATE OF Alabama
Shelby COUNTY


I, Allison Barclay a Notary Public in and for said County, in said State, hereby certify that **R. Steven Baker and Laura J. Baker**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

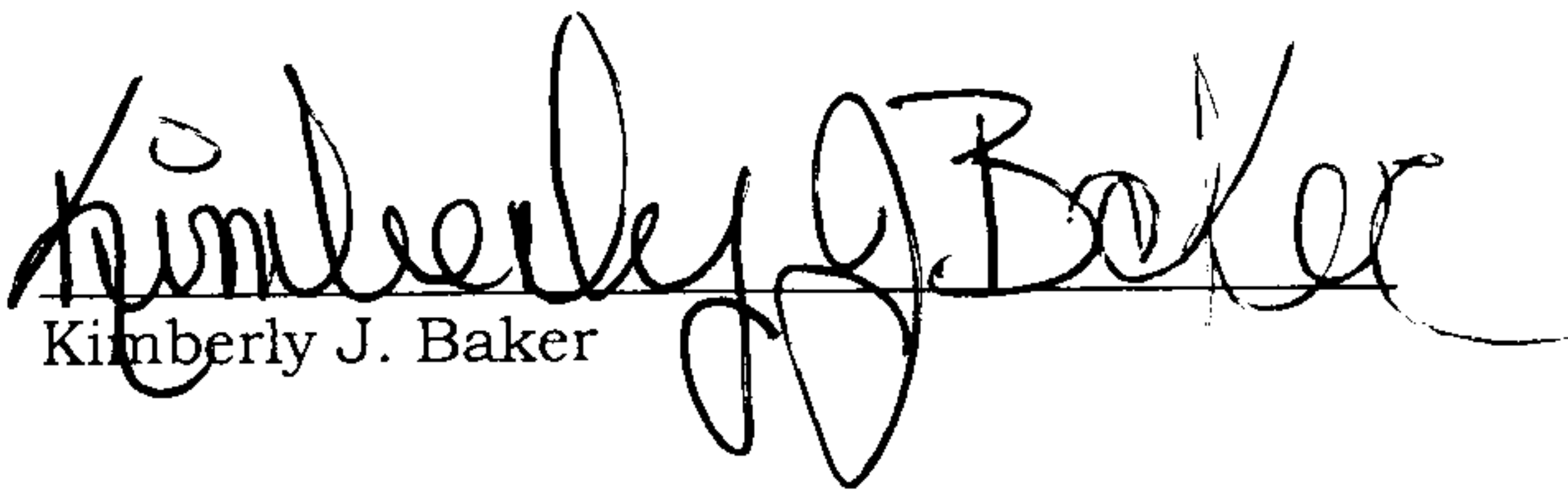
Given under my hand and official seal of office this 22nd day of July, 2013.


NOTARY PUBLIC
My Commission Expires




20131230000496670 2/6 \$338.50
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IN WITNESS WHEREOF, **Kimberly J. Baker** have hereunto set my (our) hand(s) and seal(s),
this 21 day of July, 2013.

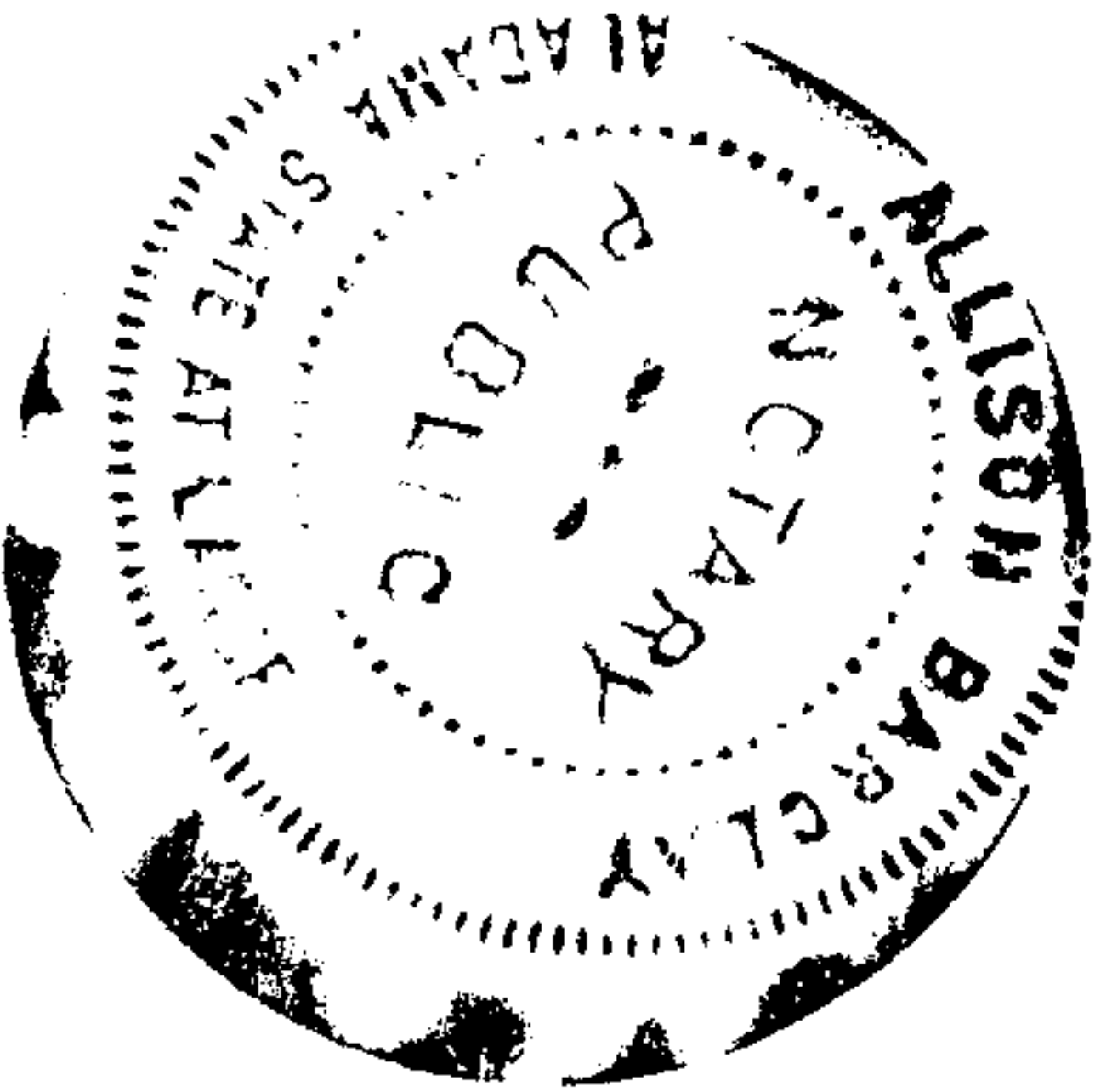

Kimberly J. Baker

General Acknowledgement

STATE OF Alabama
Jefferson COUNTY

I, Allison Barclay a Notary Public in and for said
County, in said State, hereby certify that **Kimberly J. Baker**, whose name(s) is/are signed to
the foregoing conveyance and who is/are known to me, acknowledged before me on this day,
that, being informed of the contents of the above and foregoing conveyance, he/she/they
executed the same voluntarily on the day the same bears date.

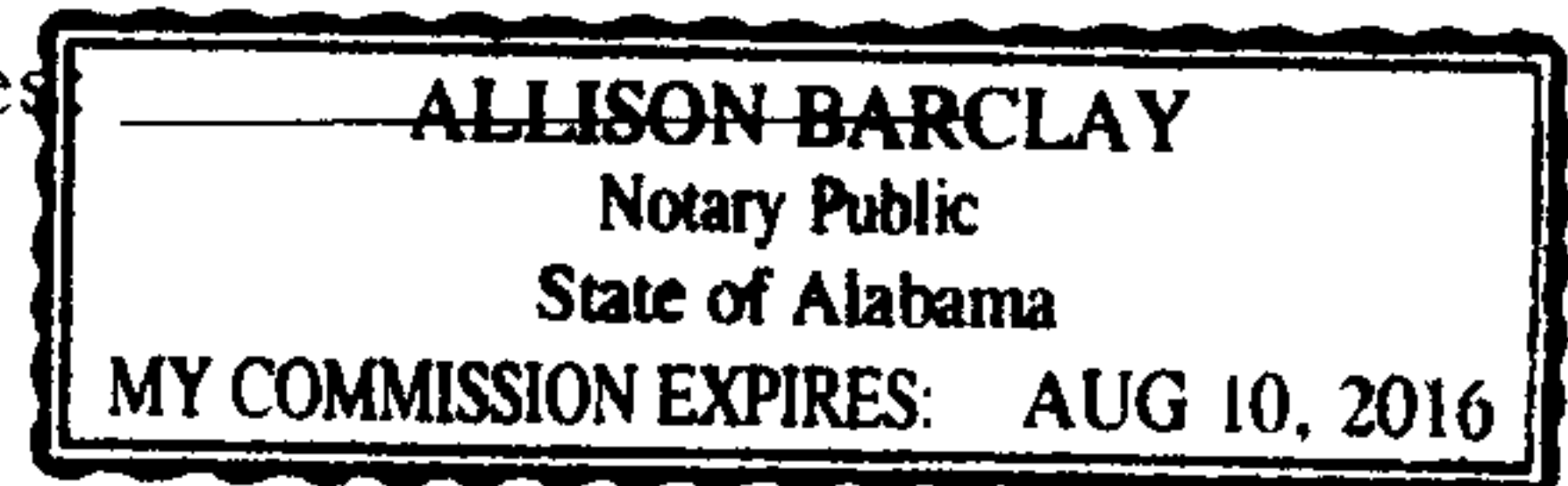
NOTARY STAMP/SEAL




Given under my hand and official seal of office this
21st day of July, 2013.



NOTARY PUBLIC
My Commission Expires




20131230000496670 3/6 \$338.50
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STATEMENT OF FACTS

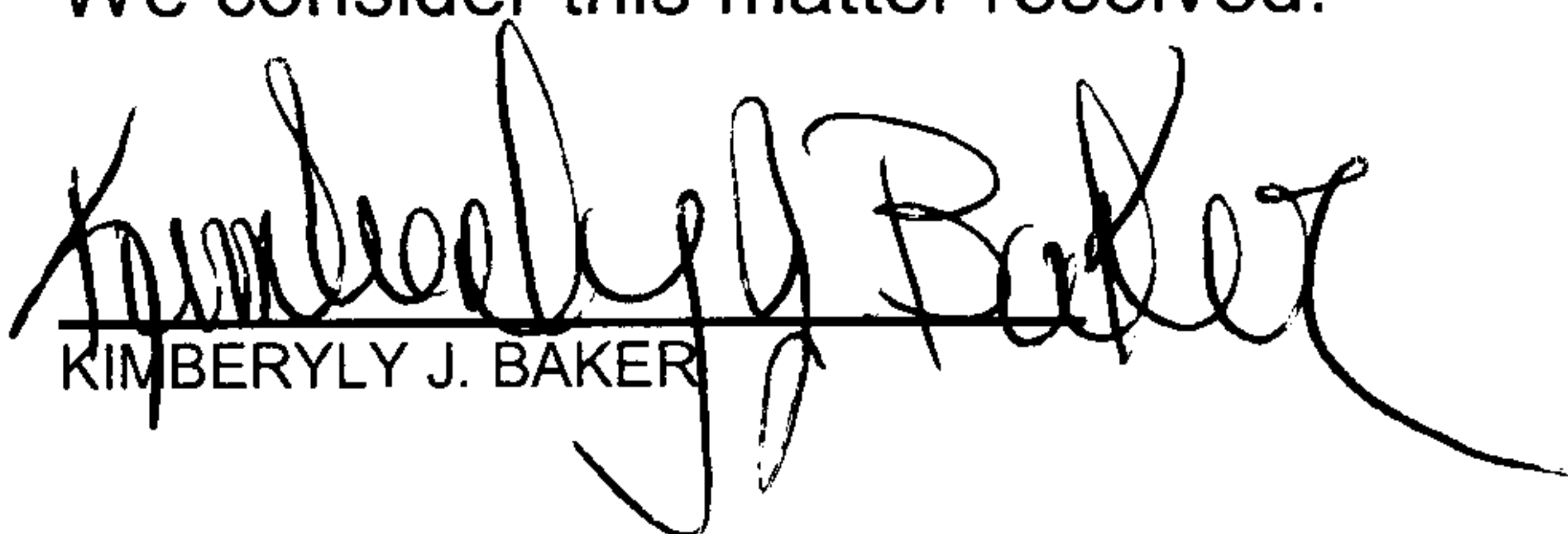
We R STEVEN BAKER and KIMBERLY J BAKER attest to the following:

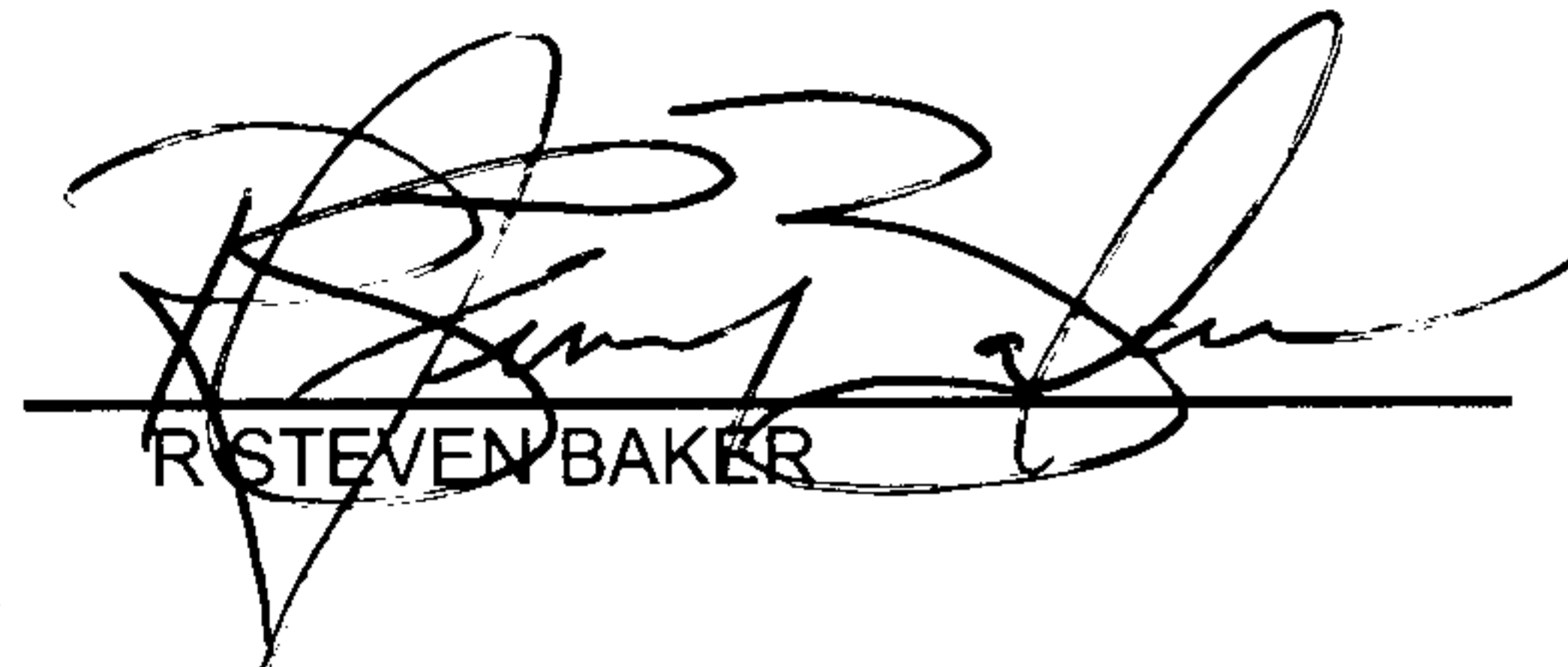
Per our Decree of Divorce we have agreed that the marital home located 540 MILL SPRINGS CIR HOOVER, AL 35244 SHELBY COUNTY, will be conveyed to R STEVEN BAKER AND LAURA BAKER by deed from KIMBERLY J BAKER R STEVEN BAKER

I, KIMBERLY J BAKER have a payment agreement with R STEVEN BAKER for the remaining balance \$15,000. that is due per our Settlement Agreement. Payments are paid current to date and I will continue to receive my final payments from him for my interest in the marital residence. By signing this I agree to the terms listed above. I also verify that I am not seeking any additional monies for relinquishing my interest in this home.

I, KIMBERLY J BAKER will not be filing any liens against the subject premises.

We consider this matter resolved.

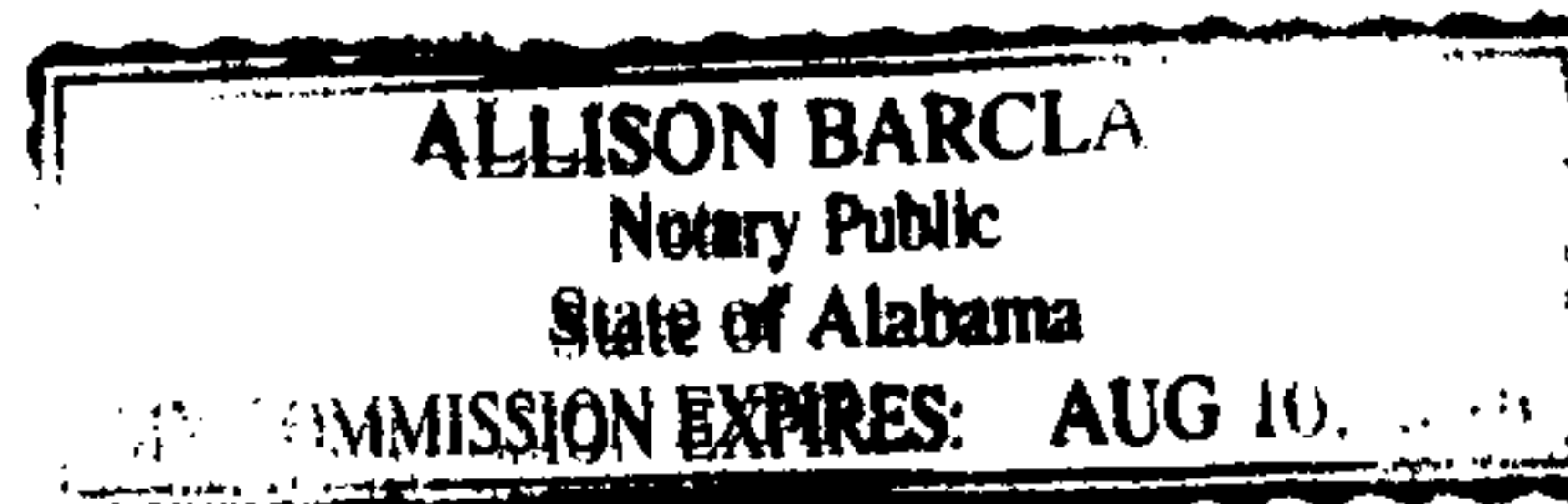
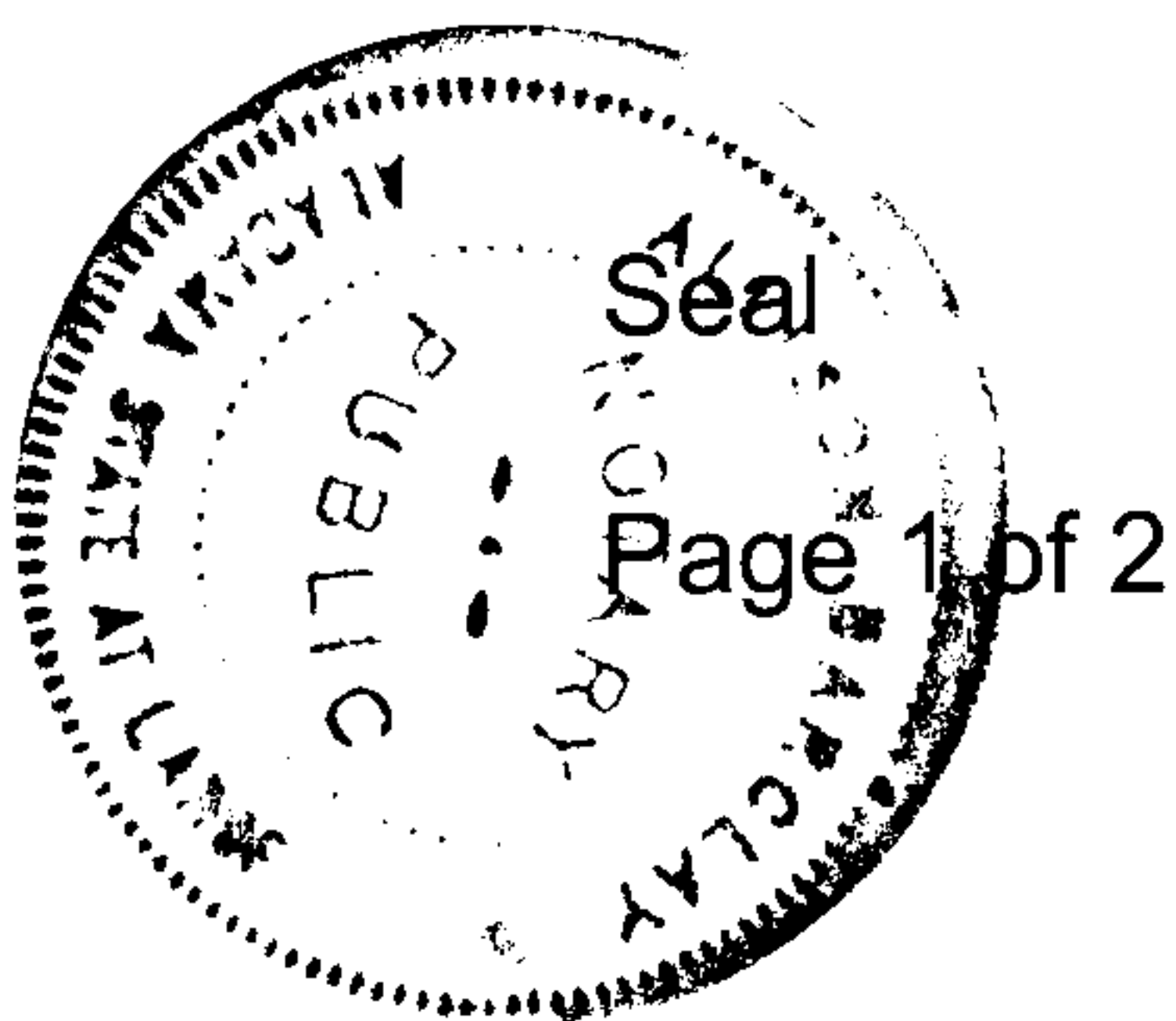

KIMBERLY J. BAKER



R STEVEN BAKER

This statement of facts and the information contained herein was sworn and verified before me this

Date: 7-4-13


My commission expires:




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LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN SHELBY COUNTY, STATE OF ALABAMA, AS MORE FULLY DESCRIBED IN DEED INST # 20021101000541180, ID# 10 2 10 0 005 020.000, BEING KNOWN AND DESIGNATED AS:

LOT 20 ACCORDING TO THE SURVEY OF MILLS SPRING ESTATE FIRST SECTOR AS RECORDED IN MAP BOOK 24, PAGE 116, SHELBY COUNTY, ALABAMA RECORDS.

THIS CONVEYANCE IS HEREBY MADE SUBJECT TO RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

BY FEE SIMPLE DEED FROM H & P CUSTOM HOMES, INC. AS SET FORTH IN INST # 20021101000541180 DATED 06/28/2002 AND RECORDED 11/01/2002, SHELBY COUNTY RECORDS, STATE OF ALABAMA.

NOTE: CURRENT DEED IS A RE-RECORDING OF DEED ORIGINALLY RECORDED 07/12/2002 IN INST# 20020712000324820 TO ADD THE NAME OF THE GRANTOR WHICH WAS OMITTED IN ERROR.



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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 Kimberly J Baker
Mailing Address R. Steven Baker
540 Mills Springs Circle
Hoover, AL 35244

Grantee's Name R. Steven Baker and Laura J Baker
Mailing Address 540 Mills Springs Circle
Hoover, AL 35244

Property Address 540 Mills Springs Circle
Hoover, AL 35244

Date of Sale 08/21/2013

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 462,700 93-308,446.



20131230000496670 6/6 \$338.50
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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

☐ Appraisal

☐ Sales Contract

☒ Other Assessor's Market Value

☐ 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 - 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 12/6/13

Print

R. Steven Baker

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1