

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Kevin Soles  
134 Braxton Way  
Pelham, AL 35124

STATE OF ALABAMA )

:

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **One Hundred Thirty-Nine Thousand Five Hundred and 00/100 (\$139,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Karen Greenlee-Conner, a married woman, Individually and as Personal Representative of the Estate of Pauline M. Greenlee, deceased, Probate Case No. 20130125000032800**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Kevin Soles**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 83, according to the Amended Map of the Resurvey of the Final Plat Phase III Stratford Place, as recorded in Map Book 14, Page 38, in the Probate Office of Shelby County, Alabama.**

Subject To:

Ad valorem taxes for 2014 and subsequent years not yet due and payable until October 1, 2014. Existing covenants and restrictions, easements, building lines and limitations of record.

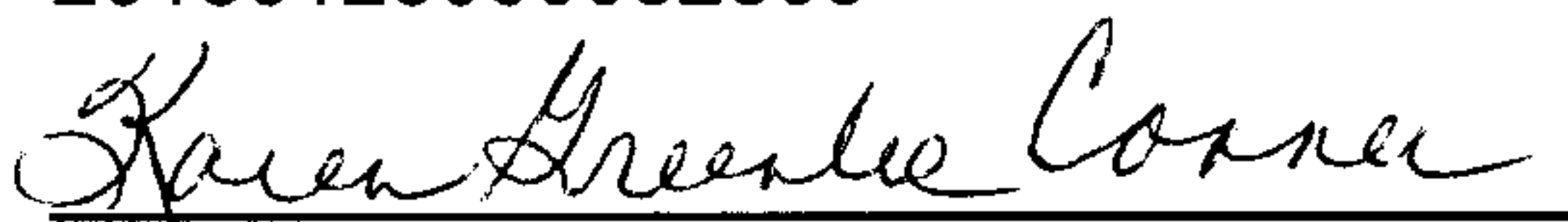
Property herein conveyed does not constitute the homestead of the grantor or that of her spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

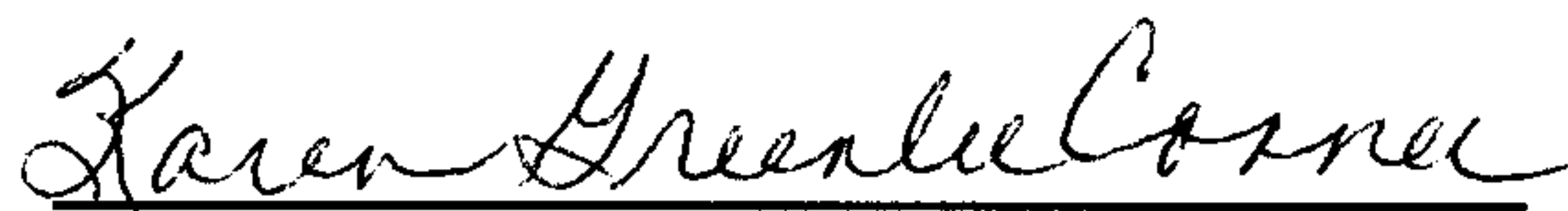
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **31st** day of **January, 2014**.

The Estate of Pauline M. Greenlee,  
deceased, Probate Case No.  
20130125000032800



Karen Greenlee-Conner,  
Personal Representative



Karen Greenlee-Conner, Individually

Shelby County, AL 02/07/2014  
State of Alabama  
Deed Tax: \$139.50

STATE OF ALABAMA )

:

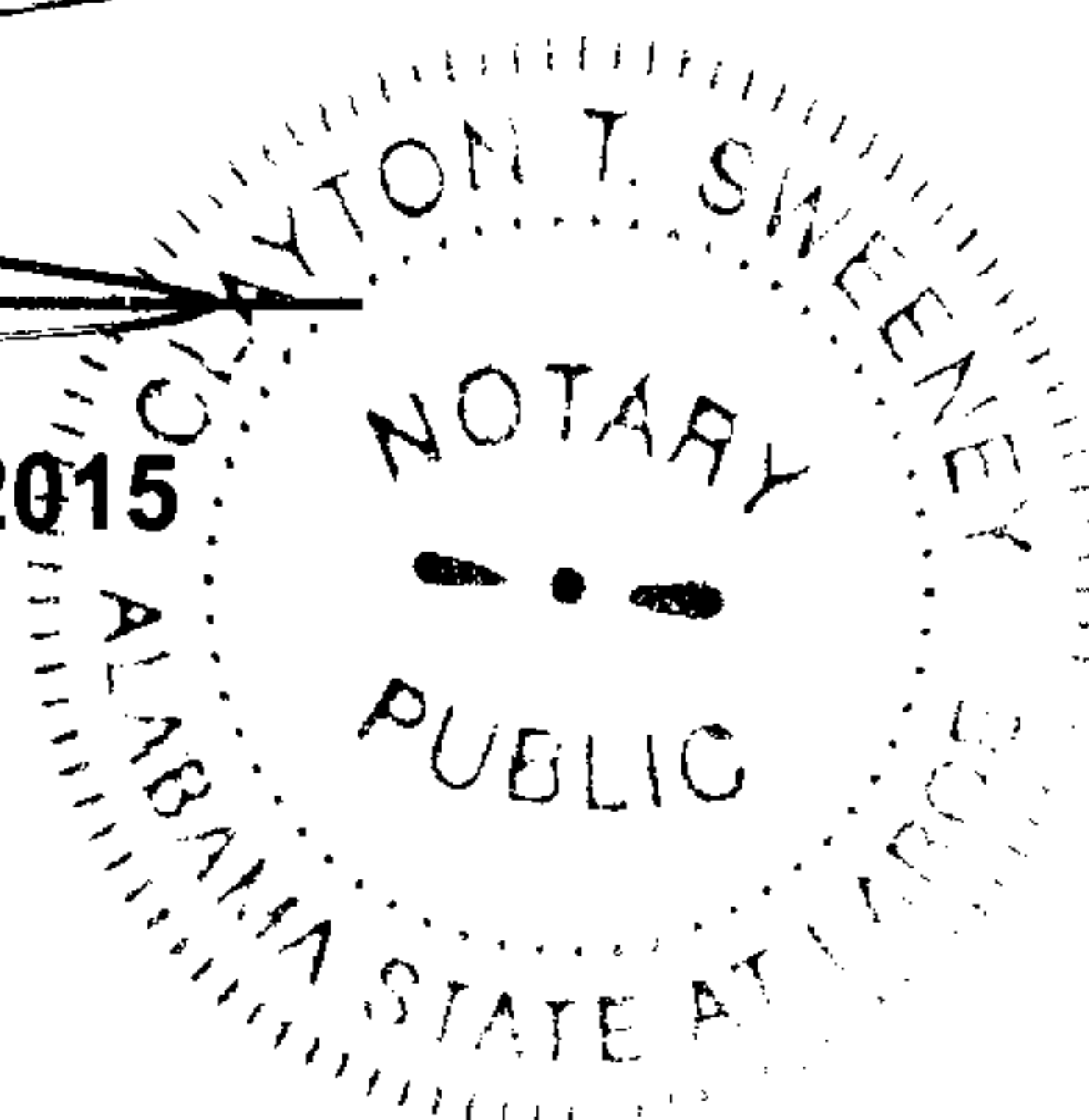
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Karen Greenlee-Conner, a married woman, Individually and as Personal Representative of the Estate of Pauline M. Greenlee, deceased, Probate Case No. 20130125000032800, 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 Instrument, she executed the same voluntarily for and as the act of said Estate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of January, 2014.

  
NOTARY PUBLIC

My Commission Expires: 6/5/2015





# Real Estate Sales Validation Form

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

Grantor's Name	Karen Greenlee Conner	Grantee's Name	Kevin Soles
Mailing Address	533 Oakline Drive Hoover, AL 35226	Mailing Address	134 Braxton Way Pelham, AL 35124
Property Address	134 Braxton Way Pelham, AL 35124	Date of Sale	January 31, 2014
		Total Purchase Price	\$ 139,500.00
		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  
☐ 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 \_\_\_\_\_

Print Karen Greenlee Conner

Unattested

(verified by)

Sign

Karen Greenlee Conner  
(Grantor/Grantee/Owner/Agent) circle one

20140207000035890 2/2 \$156.50  
Shelby Cnty Judge of Probate, AL  
02/07/2014 02:34:46 PM FILED/CERT