

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

**SEND TAX NOTICE TO:**  
Melanie Poole  
~~1822 Pinckney Park~~ 298 Duskin Pt Road  
~~Montevallo, AL 35115~~ Jasper, AL 35504

**GENERAL WARRANTY DEED**



20140214000042090 1/2 \$215.50  
Shelby Cnty Judge of Probate, AL  
02/14/2014 03:24:14 PM FILED/CERT

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

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Ninety-Eight Thousand Four Hundred And No/100 Dollars (\$198,400.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Alison Groover Harmon, formerly known as Alison Butler Groover, a married woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Melanie Poole (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 48, according to the Survey of Heritage Trace Phase 2, as recorded in Map Book 36, Page 71, in the Probate Office of 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.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Tod Alan Groover was divested of all right, title and interest in and to said real property within teh Final Judgment of Divorce issued by the Shelby County Circuit Court at Case Number 58-DR-2011-900201.00.

The above described property does not constitute the homestead of the Grantor, nor that of her spouse, neither is it contiguous thereto.

**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 January 24, 2014.

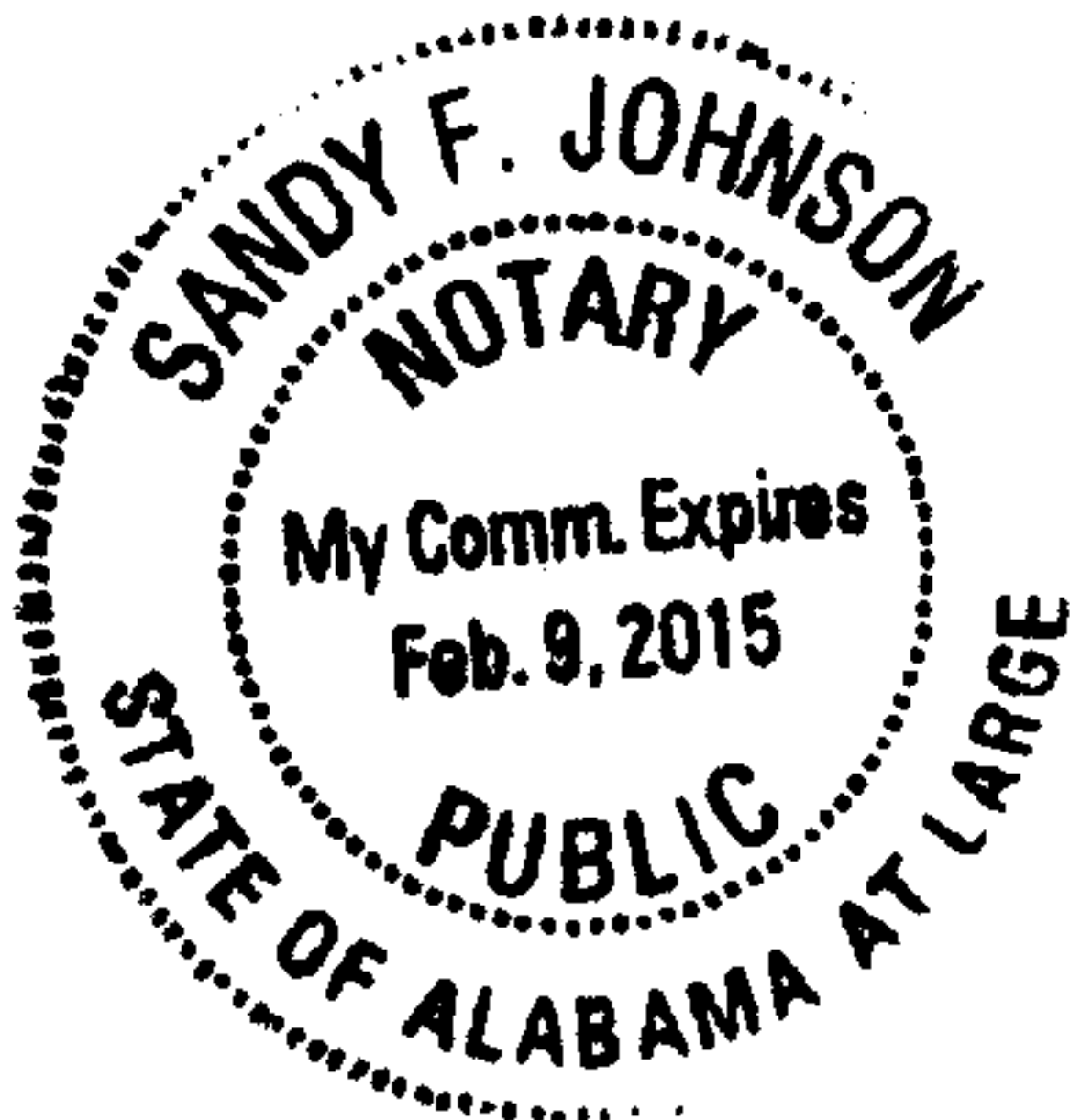
Alison Groover Harmon  
Alison Groover Harmon

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

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alison Groover Harmon, 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 on the day same bears date.

Given under my hand and official seal on the 24th day of January, 2014.

Sandy F. Johnson  
Notary Public  
Commission Expires:



Shelby County, AL 02/14/2014  
State of Alabama  
Deed Tax: \$198.50

Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Alison Groover Harmon  
Mailing Address 1042 Princeton Park  
Montevallo, AL 35115

Grantee's Name Melanie Poole  
Mailing Address 298 Duskin Pt Rd  
Jasper, AL 35504

Property Address 1042 Princeton Park  
Montevallo, AL 35115

Date of Sale January 24, 2014  
Total Purchase Price \$198,400.00

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 - Alison Groover Harmon, 1042 Princeton Park, Montevallo, AL 35115.

Grantee's name and mailing address - Melanie Poole, , .

Property address - 1042 Princeton Park, Montevallo, AL 35115

Date of Sale - January 24, 2014.

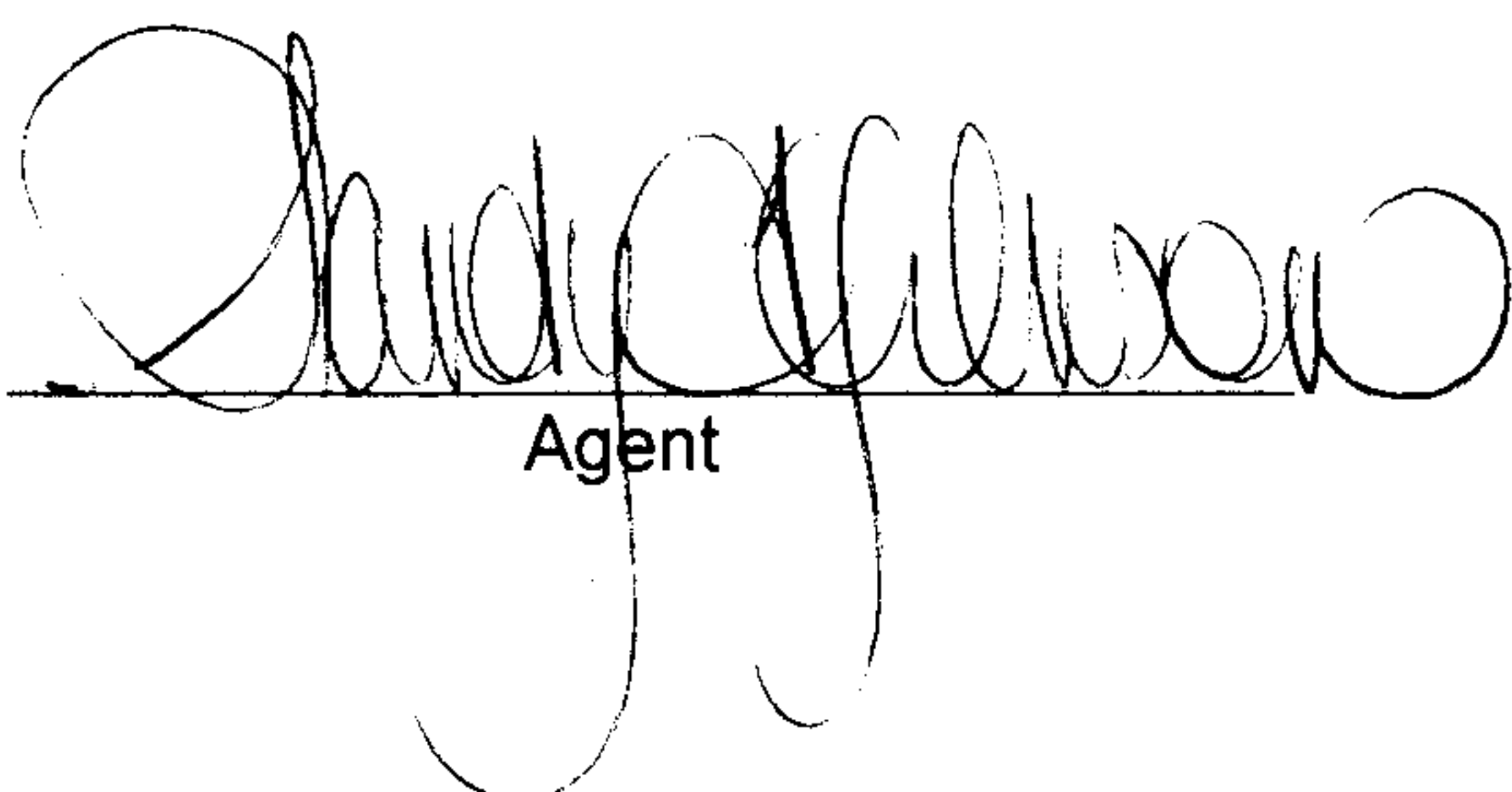
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being  
conveyed by the instrument offered for record.

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 with 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: January 24, 2014

Sign   
Agent

