



20140314000071780 1/3 \$41.50  
Shelby Cnty Judge of Probate, AL  
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Document Prepared By:  
**Shannon R. Crull, P. C.**  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
**Ashley Savanna Harvell**  
3012 Eagle Ridge Lane  
Birmingham, AL 35242

### GENERAL WARRANTY DEED

**STATE OF ALABAMA                    }**  
**COUNTY OF SHELBY                }**      **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **One Hundred Eighty-Five Thousand and NO/100 Dollars (\$185,000.00)** to the undersigned grantor,

**James R. Carson, III, DVM, as Trustee, under The 2006 Carson Family Trust, dated December 1, 2006 and Karen E. Carson, as Trustee, under The 2006 Carson Family Trust, dated December 1, 2006,**

(herein referred to as **Grantors**), in hand paid by the Grantee herein, the receipt and sufficiency whereof is acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto

**Ashley Savanna Harvell,**

(herein referred to as **Grantee**), the following described real estate, situated in **SHELBY County, Alabama** to wit:

**LOT 30, ACCORDING TO THE SURVEY OF HILLS AT BROOKHIGHLAND, AS RECORDED IN MAP BOOK 37, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

**\$ 166,500.00** of the above consideration was secured by and through the purchase money mortgage closed and recorded herewith.

**TO HAVE AND TO HOLD** to the said Grantee, her heirs and assigns forever.

And said Grantors does for themselves, their heirs, successors and assigns, covenant with the said Grantee, his/her/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 successors and assigns shall warrant and defend the same to the said **GRANTEE**, his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said James R. Carson, III, DVM, as Trustee, under The 2006 Carson Family Trust, dated December 1, 2006 and Karen E. Carson, as Trustee, under The 2006 Carson Family Trust, dated December 1, 2006, who are authorized to execute this conveyance, have hereto set their signatures and seals, this the 27<sup>th</sup> day of January, 2014.

James R. Carson, III, DVM (SEAL)  
James R. Carson, III, DVM, as Trustee,  
under The 2006 Carson Family Trust,  
dated December 1, 2006

Karen E. Carson (SEAL)  
Karen E. Carson, as Trustee, under The  
2006 Carson Family Trust,  
dated December 1, 2006

STATE OF Louisiana  
PARISH OF Vermilion

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen E. Carson, whose name as Trustee, under The 2006 Carson Family Trust, dated December 1, 2006, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such trustee and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of January, 2014.

Notary Seal

Dana J. Boutier #049763  
Notary Public My commission expires: at death

STATE OF Louisiana  
PARISH OF Vermilion

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James R. Carson, III, DVM, whose name as Trustee, under The 2006 Carson Family Trust, dated December 1, 2006, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such trustee and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of January, 2014.

Notary Seal

Dana J. Boutier #049763  
Notary Public My commission expires: at death



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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 2006 Carson Family Trust Grantee's Name Ashley S. Harvell  
Mailing Address Jim / Karen Carson Mailing Address 3012 Eagle Ridge Lane  
4961 Verot School Rd Birmingham, AL 35242  
Youngsville, LA 70592

Property Address 3012 Eagle Ridge Lane Date of Sale 1/30/14  
Birmingham, AL 35242 Total Purchase Price \$ 185,000.00  
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 ☐ Appraisal  
☐ Sales Contract ☐ Other \_\_\_\_\_  
☒ 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 1/30/14

Print Karen E. Carson  
James R. Carson III, DVM

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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