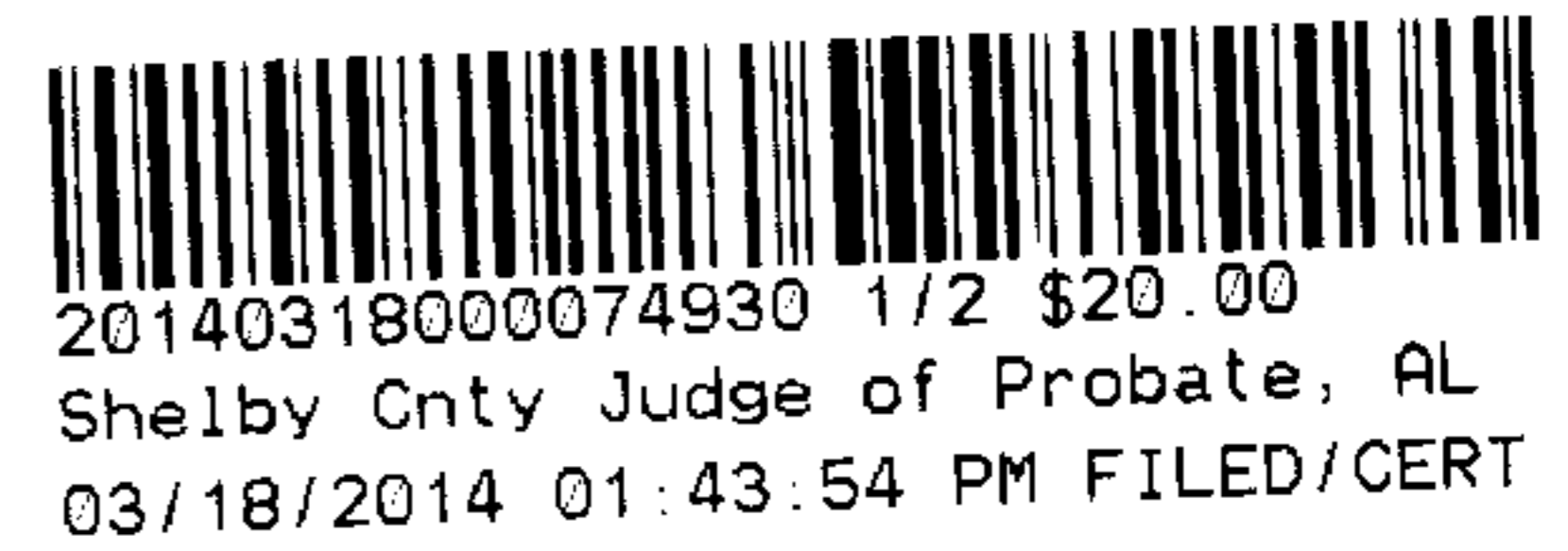


THIS INSTRUMENT WAS PREPARED BY:  
V. Edward Freeman, II  
Stone, Patton, Kierce & Freeman  
118 N. 18<sup>th</sup> Street  
Bessemer, Alabama 35020

Send Tax Notice To:  
**Michael B. Tomlin**  
2309 Kala Street  
Helena, AL 35080

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS, (\$155,000.00) being the consideration recited in that certain sales contract entered into by and between the Grantor(s) and Grantee(s)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We, **Christopher R. Copeland and wife, Melissa G. Copeland, whose mailing address is 150 Riverridge Drive, Helena, AL 35080** (herein referred to as grantor, (whether one or more), do grant, bargain, sell and convey unto **Michael B. Tomlin, whose mailing address is 2309 Kala Street, Helena, AL 35080** (herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 10, according to the Survey of Kingridge Subdivision, as recorded in Map Book 6, Page 87, in the Probate Office of Shelby County, Alabama.**

**Source of Title: Instrument No. 20040622000337360, Shelby County, Alabama  
Property Address: 2309 Kala Street, Helena, AL 35080**

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

**\$152,192.00 of the above consideration paid from the proceeds of a purchase money mortgage closed herewith.**

**TO HAVE AND TO HOLD** to the said grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, we have hereunto set our hands and seals, this the 20<sup>th</sup> day of **February, 2014**.

\_\_\_\_\_  
**Christopher R. Copeland**  
  
\_\_\_\_\_  
**Melissa G. Copeland**

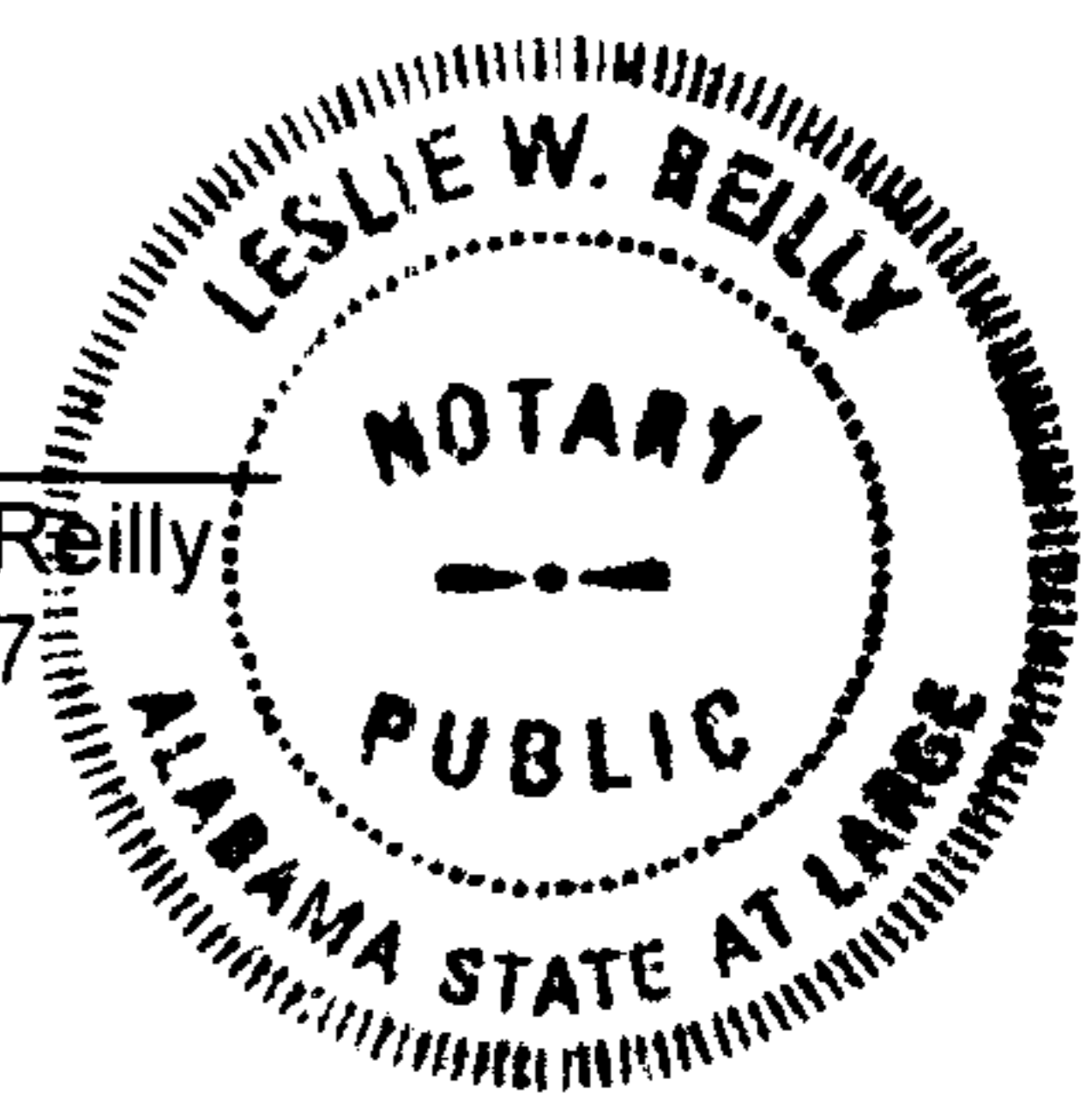
STATE OF ALABAMA )  
JEFFERSON COUNTY )

**GENERAL ACKNOWLEDGMENT**

I, the undersigned, a Notary Public in and for said County, in said State, hereby state that Christopher R. Copland and Melissa G. Copeland , 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 conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20<sup>th</sup> day of **February, 2014**

\_\_\_\_\_  
NOTARY PUBLIC - Leslie W. Reilly  
My Commission Expires: 2-4-17



Shelby County, AL 03/18/2014  
State of Alabama  
Deed Tax: \$3.00

**Real Estate Sales Validation Form**

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

Grantor's Name Christopher R. Copeland Grantee's Name Michael B. Tomlin  
Mailing Address \_\_\_\_\_ Mailing Address 2309 Kala Street  
\_\_\_\_\_ Helena, AL 35080

Property Address 2309 Kala Street Date of Sale February, 2014  
Helena, AL 35080

Total Purchase Price \$155,000.00  
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 the interest 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 February 2014

Print Michael B. Tomlin

Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

