20140429C00127220 1/3 \$21.00 Shelby Crty Judge of Probate: AL 04/29/2014 01:34:18 PM FILED/CERT

This instrument was prepared by: Justin Smitherman, Esq. 4685 Highway 17 Suite D Helena, AL 35080

James H. Golden 2007 Ashley Brook Way Helena, AL 35080

Send Tax Notice to:

STATE OF ALABAMA SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SEVEN THOUSAND NINE HUNDRED (\$107,900) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Lloyd E. Hagood and Lloyd Heath Hagood (hereinafter referred to as GRANTORS), surviving grantees in deed recorded as instrument number 20030619000384660, the other grantee, Gaynell Hagood having died on or about the 5th day of October, 2013, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, James H. Golden, a married man (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 69, according to the survey of Ashley Brook, as recorded in Map Book 22, Page 78, in the Probate Office of Shelby County, Alabama

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

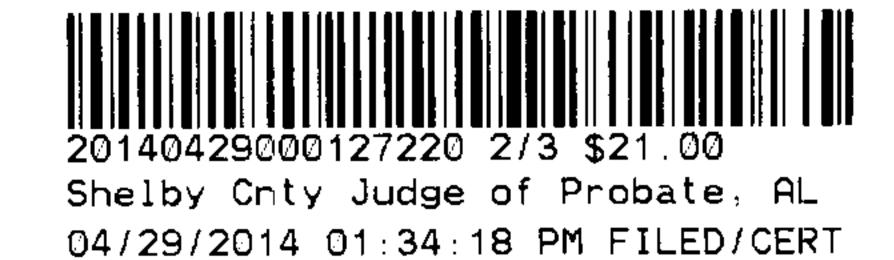
Lloyd E. Hagood is one and the same person as Lloyd E. Haygood.

Lloyd Heath Hagood is one and the same person as Lloyd Heath Haygood.

Gaynell Hagood is one and the same person as Gaynell Haygood.

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.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEES' 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 GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

persons.	
IN WITNESS WHEREOF, said GRANT	ORS have hereunto set their hands and seals this
the 27 day of Cypsil	_, 2014.
Slegel Esqual Lloyd E. Hagood	Sloyd Heath Hogod Lloyd Heath Hagood
STATE OF ALABAMA SHELBY COUNTY	SS:
names are signed to the foregoing conveyance and who	for said County and State, hereby certify that hotel Heath Hague whose are known to me, acknowledged before me on this day they signed their names voluntarily on the day the same
IN WITNESS WHEREOF, I have hereunto se April , 2014.	et my hand and seal this the <u>98th</u> day of
Notary Public  My Commission Expires: 1/16/17	
<del></del>	

## Real Estate Sales Validation Form

Shelby Crty Judge of Probate, AL 04/29/2014 01:34:18 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 Grantee's Name Lloyd E. & Lloyd Heath Hagood James H. Golden Grantor's Name Mailing Address 2300 Kristen Circle 360 Church Street Mailing Address Pelham, AL 35124 Montevallo, AL 35115 Date of Sale 04/28/2014 2007 Ashley Brook Way Property Address Total Purchase Price \$ 107,900 Helena, AL 35080 Or Actual Value 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 Other Sales Contract ✓ Closing Statement

## Instructions

If the conveyance document presented for recordation contains all of the required information referenced

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.

above, the filing of this form is not required.

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).

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 4/98/14		Print July	5mith	
Unattested		Sign M		
	(verified by)	(Gia	intor/Grantse/Owner/Age	nt) circle one
		Print Forto		Form RT-1