

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
GENE R. ALLEN
5025 LAKEVIEW CIRCLE
HOOVER, ALABAMA 35244

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Twenty Seven Thousand Five Hundred and 00/100 Dollars (\$227,500.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, Alan P. Large, as Personal Representative of the Estate of James W. Large, deceased (SHELBY County, Alabama Case No. PR-2014-000229), (herein referred to as "Grantor"), do grant, bargain, sell, and convey unto GENE R. ALLEN AND MARY C. ALLEN (herein referred to as "Grantee"), as joint tenants with right of survivorship, all of its right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

LOT 22, ACCORDING TO THE AMENDED MAP OF THE COTTAGES OF SOUTHLAKE, AS RECORDED IN MAP BOOK 16, PAGE 139, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. BEING SITUATED IN SHELBY COUNTY, ALABAMA

*\$150,000 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith

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.

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees shall take as tenants in common.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and seals, this 30th day of APRIL, 2014.

ALAN P. LARGE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES W. LARGE, DECEASED (SHELBY COUNTY, ALABAMA, CASE NO. PR-2014-000229)

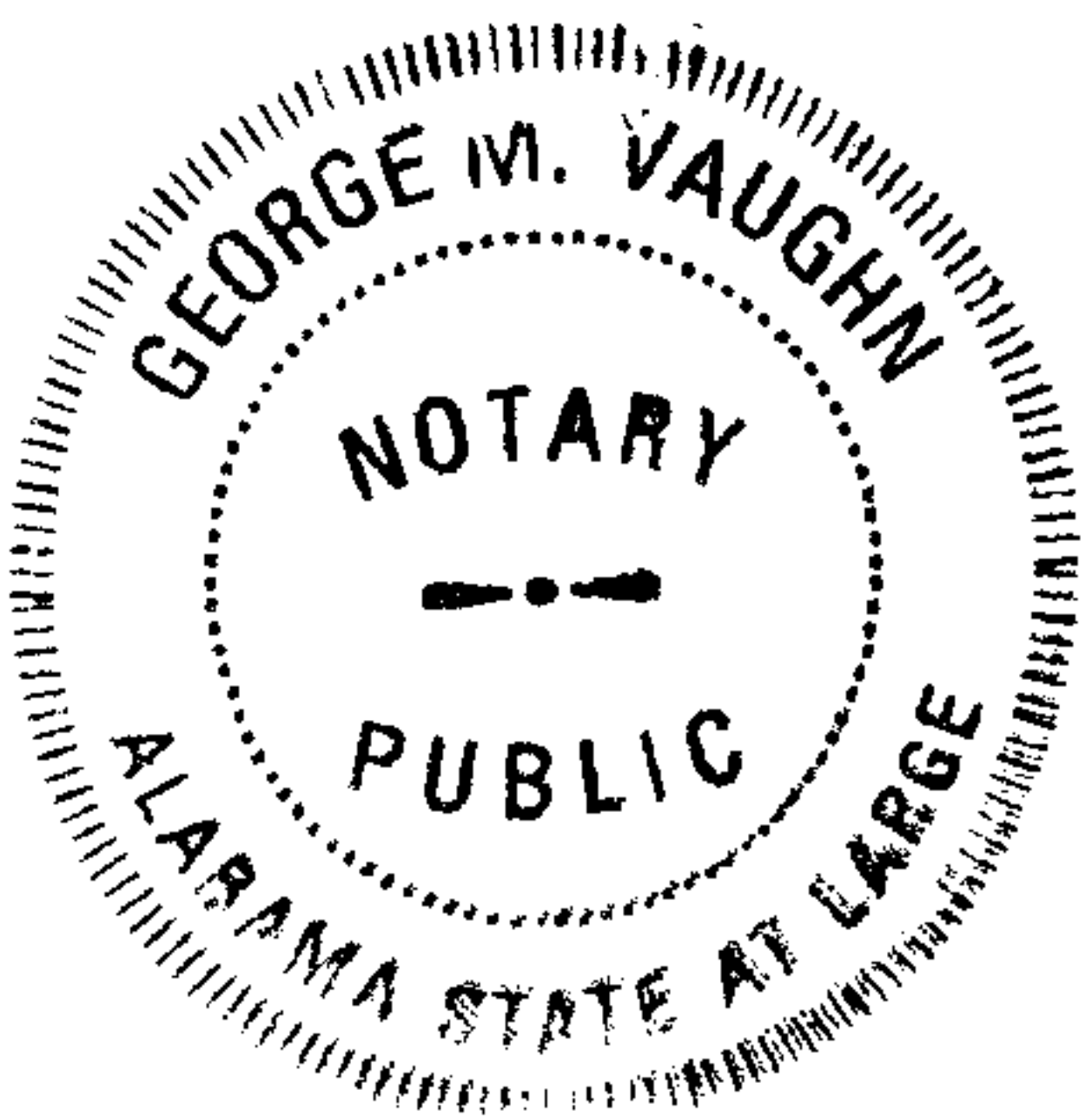
Personal Representative of the Estate of James W. Large

Shelby County, AL 05/01/2014
State of Alabama
Deed Tax: \$77.50

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, ALAN P. LARGE as PERSONAL REPRESENTATIVE of the Estate of JAMES W. LARGE, 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, he, in his capacity as PERSONAL REPRESENTATIVE, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of APRIL, 2014.



Notary Public

My Commission Expires: 9/18/2017

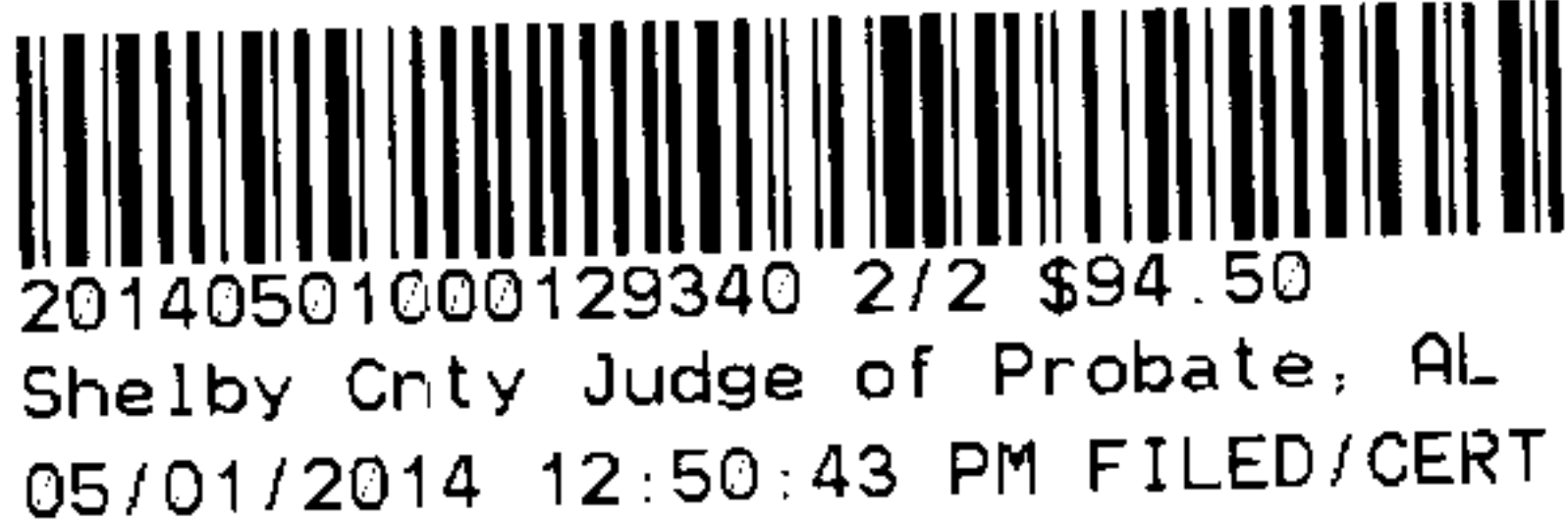
20140501000129340 1/2 \$94.50
Shelby Cnty Judge of Probate, AL
05/01/2014 12:50:43 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Alan P. Lenge, P.C. Rep Grantee's Name Gene R. Allen
Mailing Address c/o George M. Vaughn Mailing Address 5025 Lakeridge Circle
300 Cahaba Park Circle Ste 100 Hoover, AL 35244
Birmingham AL 35244

Property Address 5025 Lakeridge Circle Date of Sale 4/30/2014
Hoover, AL 35244 Total Purchase Price \$ 227,500
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 4/30/2014 Print George Vaughn
Unattested Sign _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one