

This instrument was prepared by:
John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Jaime Josey

1082 Belvedere Cove
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY


20140505000132710 1/3 \$312.00
Shelby Cnty Judge of Probate, AL
05/05/2014 11:02:49 AM FILED/CERT

That in consideration of Two Hundred Ninety-Two Thousand and 00/100 (\$292,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Robert Rougeaux** an unmarried man and **Colleen Rougeaux**, an unmarried woman, do hereby grant, bargain, sell and convey unto **Jaime Josey** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

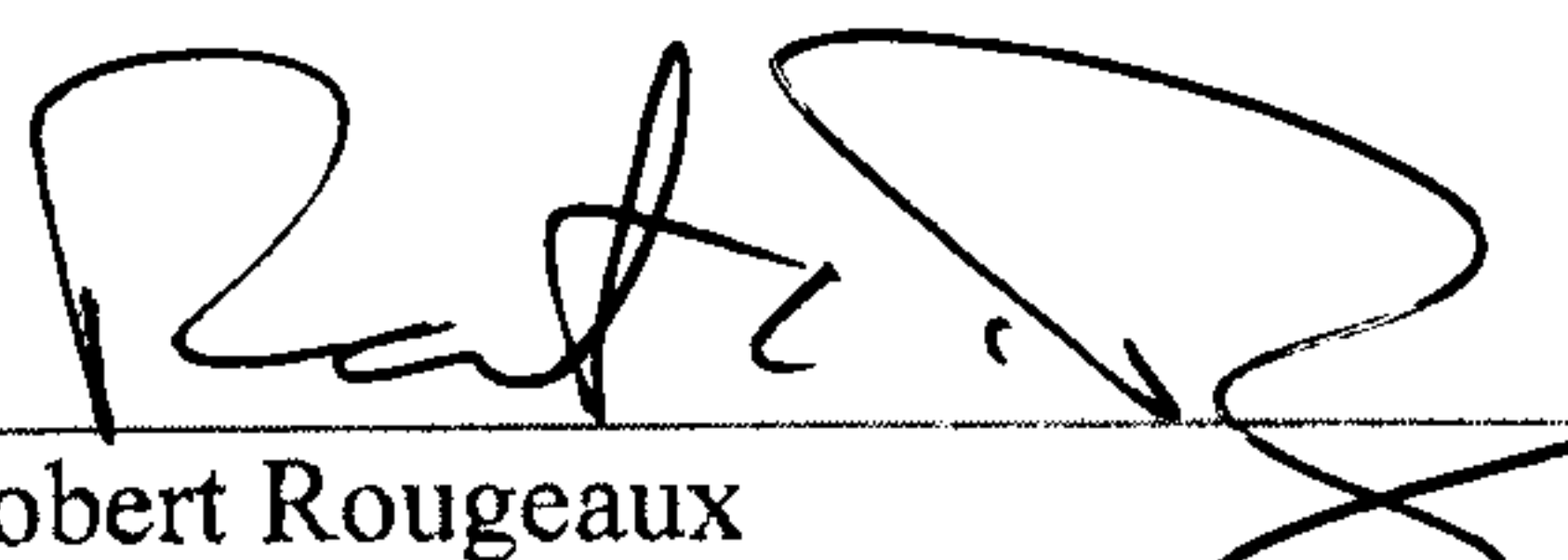
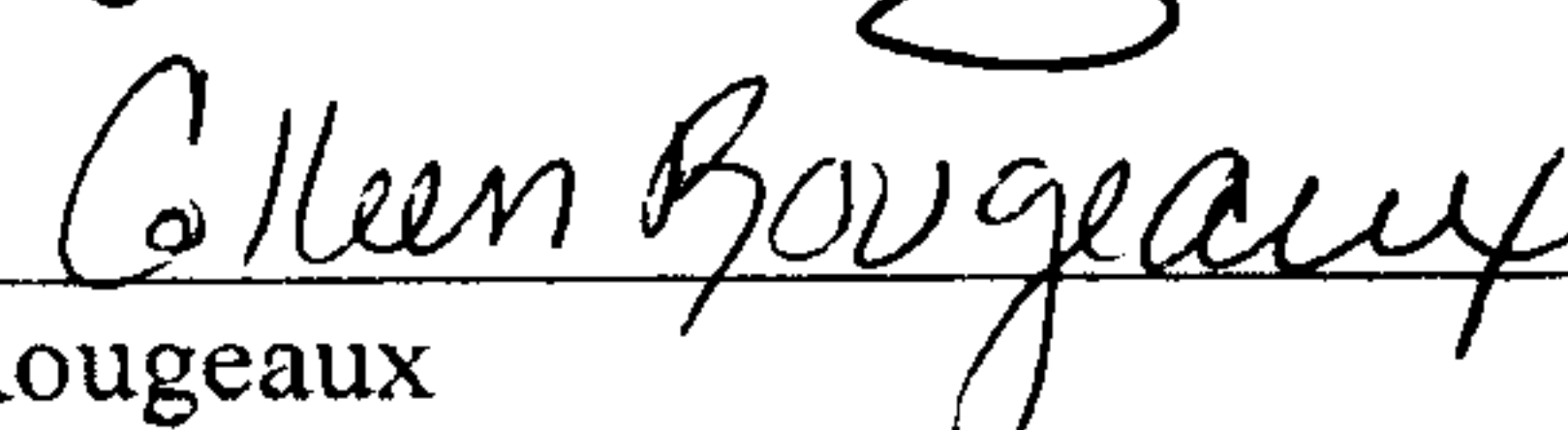
See attached Exhibit "A"

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted 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, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30 day of April, 2014.

Shelby County, AL 05/05/2014
State of Alabama
Deed Tax: \$292.00


Robert Rougeaux

Colleen Rougeaux

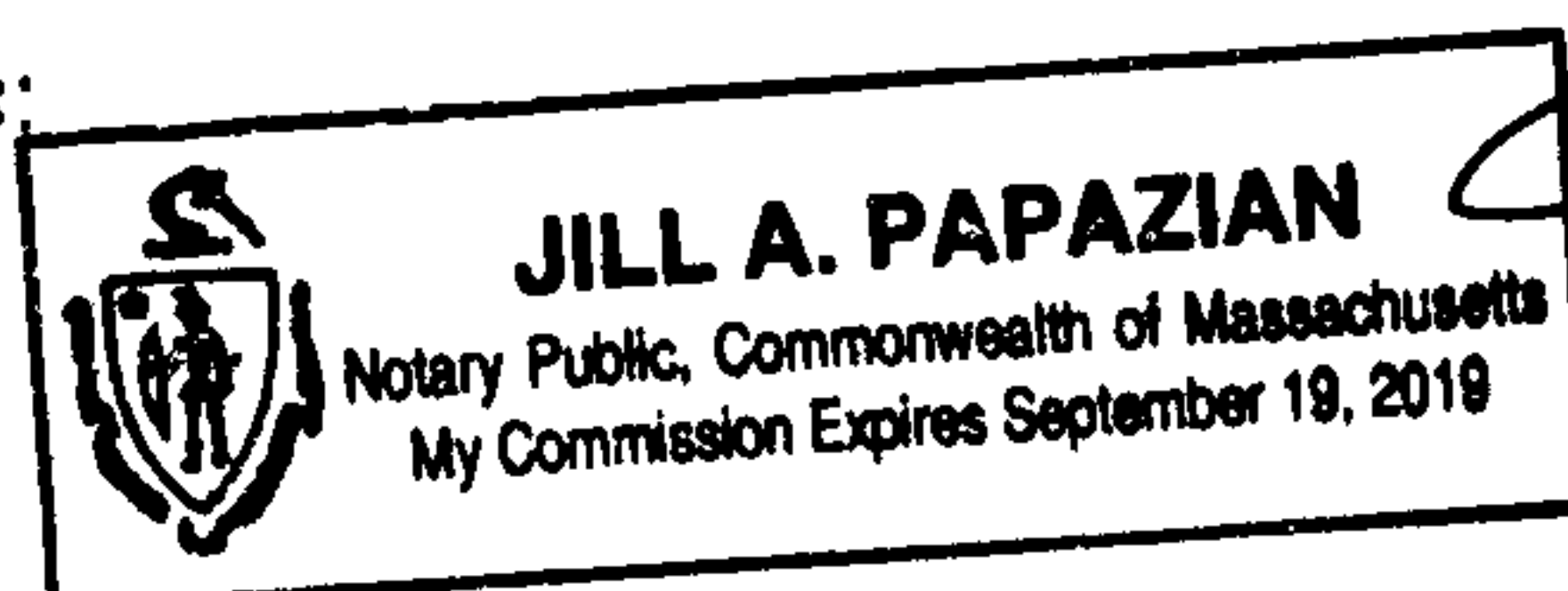
STATE OF MA

Middlesex COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert Rougeaux** and ~~wife~~ **Colleen Rougeaux**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

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

My Commission Expires:



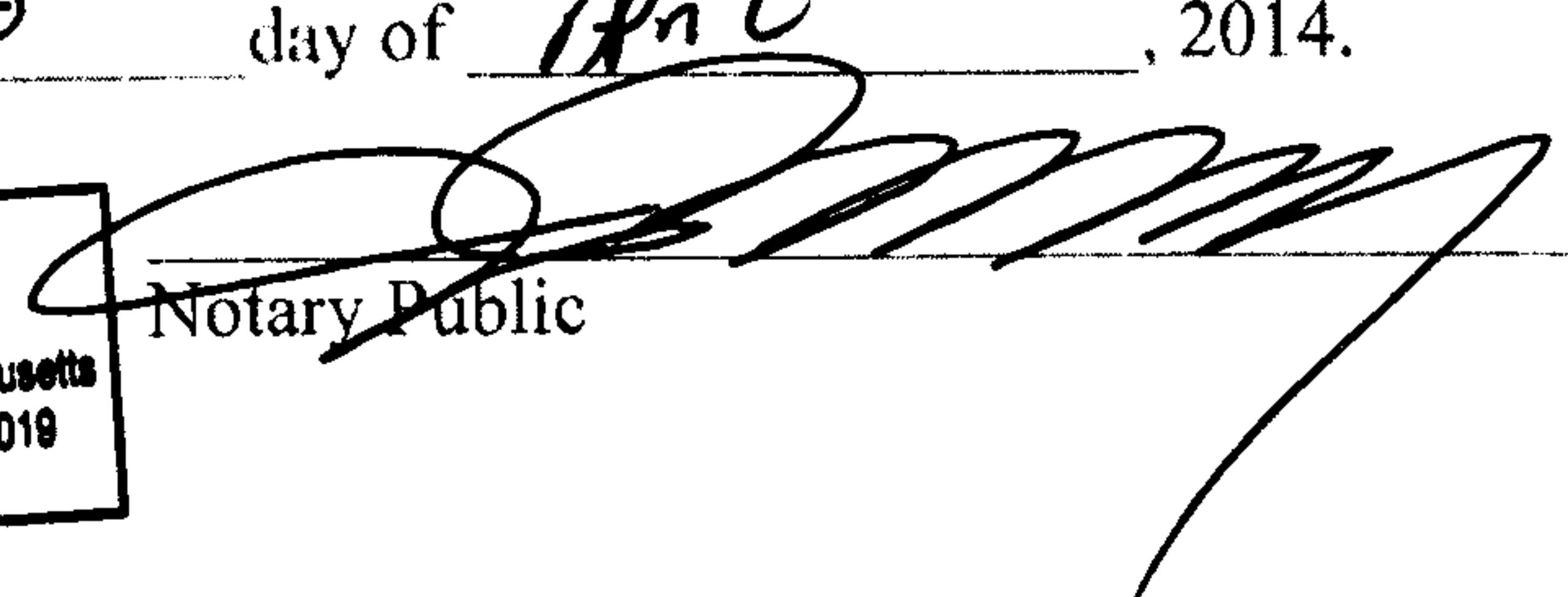

Notary Public

EXHIBIT "A"

Lot 52, according to the Final Plat of Belvedere Cove Phase III, as recorded in Map Book 36, Page 113, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Current taxes; (2) Easements and building lines as shown on recorded map; (3) Easement for ingress and egress recorded in Real 90, Page 193, in the Probate Office of Shelby County, Alabama; (4) Coal, oil, gas, and other mineral interests in, to or under the land herein described are not insured; (5) Restrictions appearing of record in Instrument 20060324000138060 and instrument 20060614000281640, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin; (6) Restrictions and notes as shown by recorded Map Book 36, Page 113; (7) Restrictions appearing of record in Instrument 20061013000509710, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.


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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 Robert Rougeaux
Colleen Rougeaux

Mailing Address 1082 Belvedere Cove
Birmingham, AL 35242

Grantee's Name Jaime Josey

Mailing Address 1082 Belvedere Cove
Birmingham, AL 35242

Property Address 1082 Belvedere Cove
Birmingham, AL 35242

Date of Sale May 1, 2014

Total Purchase Price \$292,000.00
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)

☐	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 May 1, 2014

Print: John L. Hartman, III

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one

