

This instrument was prepared by:
Jeff W. Parmer
LAW OFFICES OF JEFF W. PARMER, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, Alabama 35209
(205) 871-1440

Send Tax Notice to:
Leigh Ann Hyche
1054 Dunnavant Place
Birmingham, AL 35242

GENERAL WARRANTY DEED
by
the Personal Representative
of
THE ESTATE OF KATRINA HORTON, DECEASED

STATE OF ALABAMA)
COUNTY OF JEFFERSON) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of Two Hundred Sixty Eight Thousand and no/100 Dollars (\$268,000.00) and other good and valuable consideration to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Tommy Turpin as Personal Representative of The Estate of Katrina Horton, deceased, Probate Case No. 2014-000081** (herein referred to as Grantor) does grant, bargain, sell and convey unto **Leigh Ann Hyche** (herein referred to as Grantee) the real estate situated in Shelby County, Alabama and more fully described as follows:

Lot 2543, according to the Survey of Highland Lakes 25th Sector Phase I, as recorded in Map Book 35, Page 3, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, covenants and rights of way of record and subject to ad valorem taxes.

The property is also known as 1054 Dunnavant Place, Birmingham, AL 35242.

~~\$214,000.00~~ ^{\$214,400.00 JWP} of the purchase price was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

And **Tommy Turpin as Personal Representative of The Estate of Katrina Horton, deceased, Probate Case No. 2014-000081**, do covenant with the said Grantee, her heirs and assigns, that the Estate is lawfully seized in fee simple of said premises; that it is free from encumbrances, unless otherwise noted above; that the Estate has a good right to sell and convey the same as aforesaid; that the Estate will warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

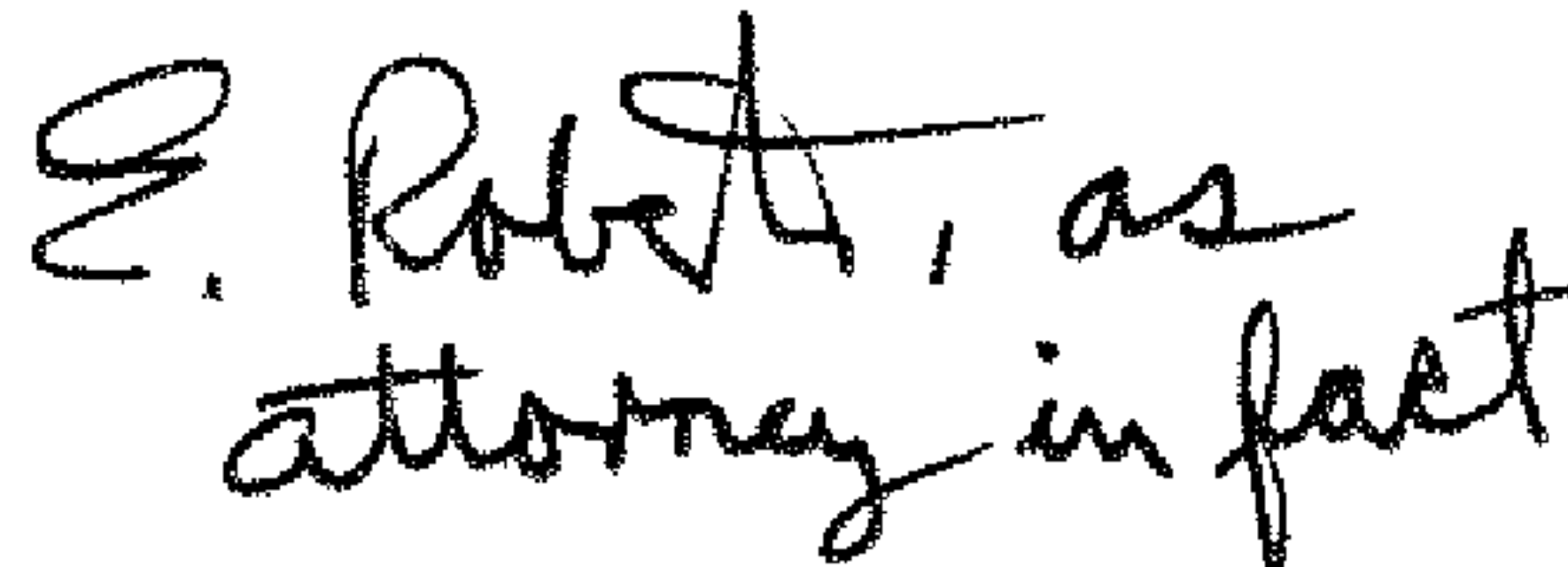
TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

This instrument is executed by the undersigned solely in their representative capacity and neither this instrument nor anything contained herein shall be construed as creating any indebtedness, obligation or liability on the part of the undersigned in their individual capacity, and the obligation and liability of the undersigned is expressly limited to the undersigned in their representative capacity.

IN WITNESS WHEREOF, the undersigned has hereto set his hand and seal this 2nd day of May, 2014.

The Estate of Katrina Horton, deceased, Probate
Case No. 2014-000081


Tommy Turpin
As Personal Representative
By: James E. Roberts
As Attorney-in-Fact

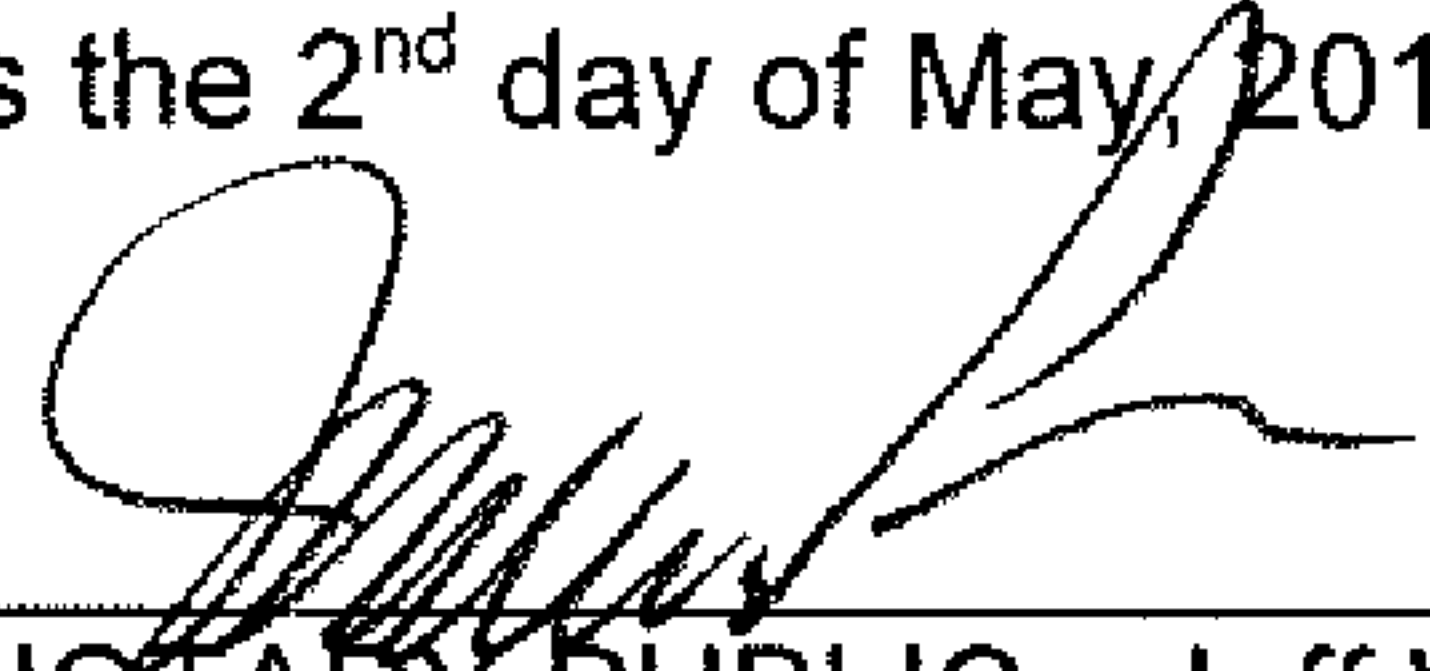

E. Roberts, as
attorney in fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Tommy Turpin as Personal Representative of The Estate of Katrina Horton, deceased, Probate Case No. 2014-000081**, whose name is signed to the foregoing instrument by **James E. Roberts as Attorney-in-Fact** pursuant to a Limited Durable Power of Attorney and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such **Attorney-in-Fact for Tommy Turpin as Personal Representative of The Estate of Katrina Horton, deceased, Probate Case No. 2014-000081**, pursuant to a Limited Durable Power of Attorney and with full authority, executed the same voluntarily on the same that bears date.

Given under my hand and official seal this the 2nd day of May, 2014.

[NOTARY SEAL]


NOTARY PUBLIC - Jeff W. Parmer
My commission expires: 09/17/2016

Real Estate Sales Validation Form

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

Grantor's Name Estate of Katrina Horton
Mailing Address 1776 Independence Drive
Suite 200
Birmingham, AL 35209

Grantee's Name Leigh Ann Hyché
Mailing Address 1054 Dunnavant Place
Birmingham, AL 35242

Property Address 1054 Dunnavant Place
Birmingham, AL 35242

Date of Sale 5/2/14
Total Purchase Price \$ 268,000.00
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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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.

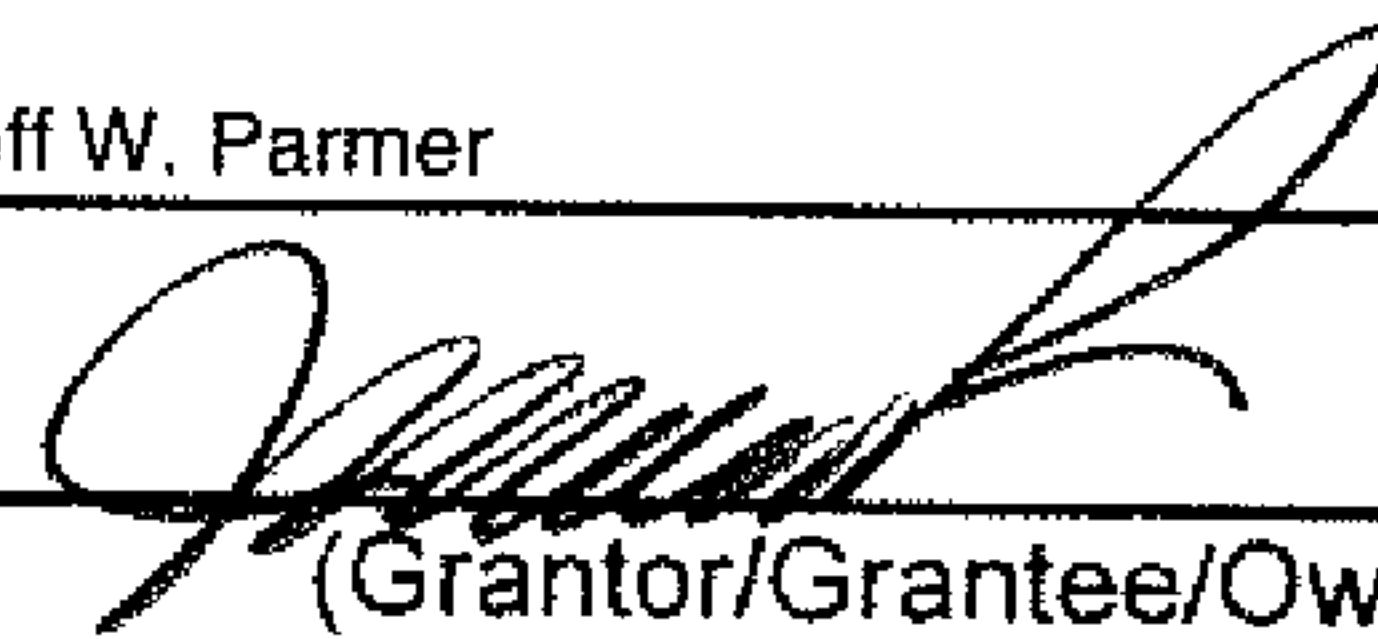
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 5/9/14

Print Jeff W. Parmer

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20140513000144050 05/13/2014 11:58:35 AM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/13/2014 11:58:35 AM
\$74.00 JESSICA
20140513000144050

