

1405021
This Instrument was Prepared by:

Shannon E. Price P.C.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Kimberly Ann McCulla
4068 Forest Lakes Road
Sterrett, AL 35147

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County


20140604000168990 1/3 \$130.50
Shelby Cnty Judge of Probate, AL
06/04/2014 01:57:11 PM FILED/CERT

That in consideration of the sum of **One Hundred Ten Thousand Seven Hundred Fifty Dollars and No Cents (\$110,750.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Dixie R. Gadbury, n/k/a Dixie Renee Visel, a married woman, whose mailing address is 20502 N. 1300 E. Rd, Hudson, Ill 61748**, ~~AL Illinois~~ (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kimberly Ann McCulla, an unmarried woman, whose mailing address is 4068 Forest Lakes Road, Sterrett, AL 35147** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 4068 Forest Lakes Road, Sterrett, AL 35147**; to wit;

LOT 529, ACCORDING TO THE MAP AND SURVEY OF FOREST LAKES 10TH SECTOR, AS RECORDED IN MAP BOOK 31, PAGES 25 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The above described property does not represent the homestead of Dixie R. Gadbury, n/k/a Dixie Renee Visel nor her spouse.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2014 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 31, Page 25 A & B.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 31, Page 25 A&B.

Easement to Alabama Power Company recorded in Book 139, Page 127 and Deed Book 236, Page 829.

Right of way to Shelby County recorded in Deed Book 228, Page 339.

Restrictions in favor of Shelby County recorded in Instrument 1997-25449.

Easement(s) to Exchange Security Bank recorded in Book 287, Page 888.

8' utility easement as shown on recorded Map Book 31, Page 25 A&B.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are 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 (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of May, 2014.

Shelby County, AL 06/04/2014
State of Alabama
Deed Tax: \$110.50

Dixie R. Gadbury, n/k/a Dixie Renee Visel
Dixie R. Gadbury, n/k/a Dixie Renee Visel

State of Alabama

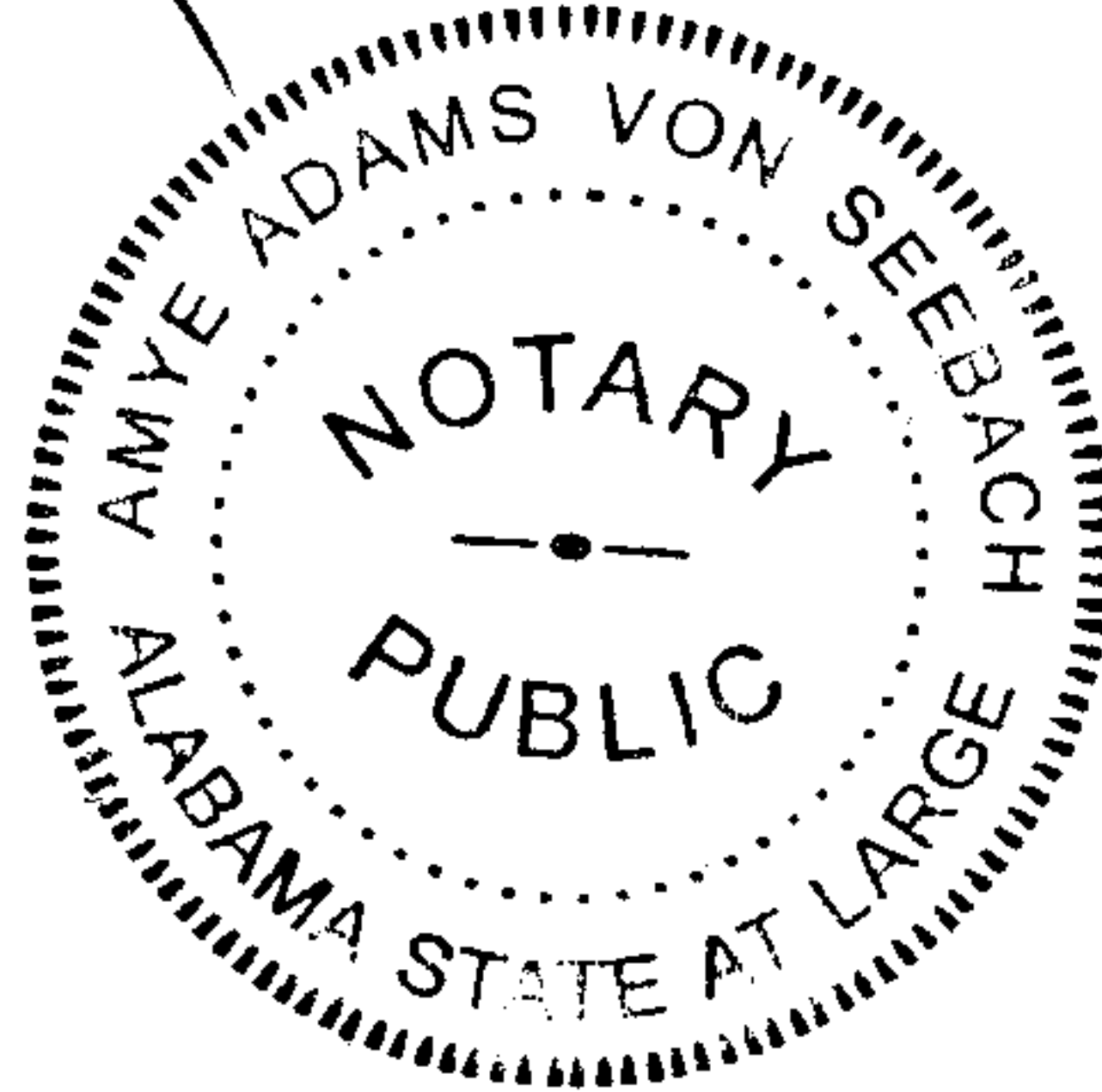
} General Acknowledgment

Jefferson County

I, Amye von Seebach, a Notary Public in and for the said County, in said State, hereby certify that Dixie R. Gadbury, n/k/a Dixie Renee Visel, a married woman, 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/she/they executed the same voluntarily on the day the same bears date.

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

Amye von Seebach
Notary Public, State of Alabama
Amye von Seebach
Printed Name of Notary
My Commission Expires: MY COMMISSION EXPIRES
JUNE 17, 2017



20140604000168990 2/3 \$130.50
Shelby Cnty Judge of Probate, AL
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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 Dixie R. Gadbury, n/k/a Dixie Renee Visel

Mailing Address 20502 N. BOOE Rd.
Hudson, IL 61748
2

Grantee's Name Kimberly Ann McCulla

Mailing Address 4068 Forest Lakes Road

Sterrett, AL 35147

Property Address 4068 Forest Lakes Road
Sterrett, AL 35147

Date of Sale May 30, 2014

Total Purchase Price \$110,750.00

or

Actual Value

or

Assessor's Market Value



20140604000168990 3/3 \$130.50
Shelby Cnty Judge of Probate, AL
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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
 X 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 of 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 30, 2014

 Unattested

(verified by)

Print Kimberly Ann McCulla

Sign Kimberly Ann McCulla

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1