

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Melody Bailey
182 Cedar Bend Dr
Helena, AL 35080

GENERAL WARRANTY DEED 20140610000173830
06/10/2014 08:53:01 AM
DEEDS 1/2

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-One Thousand Nine Hundred And No/100 Dollars (\$121,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Edward R. Becker, Trustee under Declaration of Trust dated September 21, 1989 for benefit of the Becker Family, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Melody Bailey (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 26, Block 2, according to the Survey of Cedar Bend, Phase I, as recorded in Map Book 17, Page 139, in the Probate Office of Shelby County, Alabama.

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.

One Hundred Nineteen Thousand Six Hundred Ninety-One And No/100 Dollars (\$119,691.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Three Thousand Six Hundred Fifty-Seven And No/100 Dollars (\$3,657.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Theresa Ann Becker died on or about July 20, 2011.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 30, 2014.

Declaration of Trust dated September 21, 1989 for benefit of the Becker Family

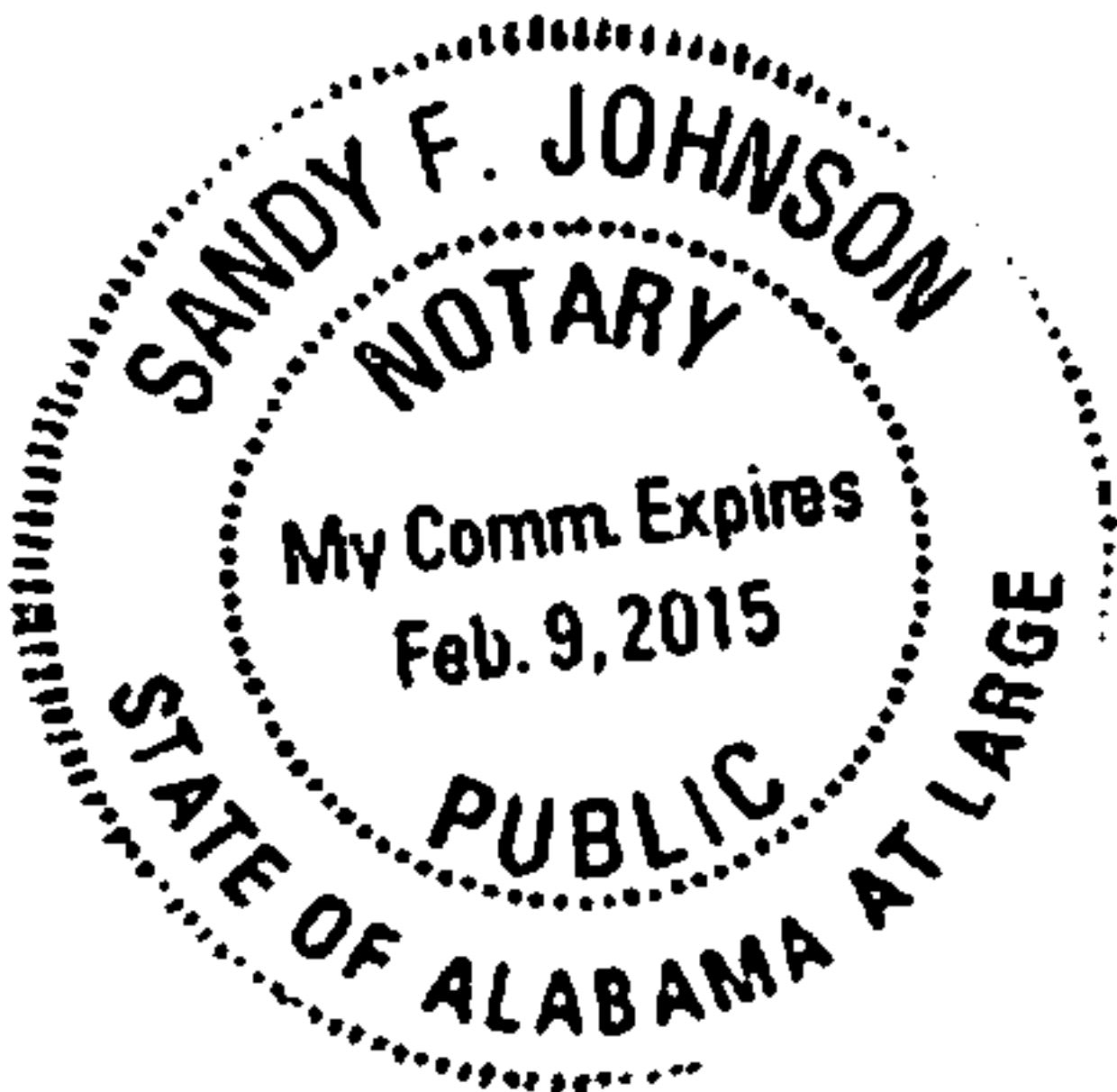
BY: Edward R. Becker
Edward R. Becker, Trustee

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Edward R. Becker, whose name as Trustee under Declaration of Trust dated September 21, 1989 for benefit of the Becker Family, 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, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

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

Sandy F. Johnson
Notary Public
Commission Expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jack Becker, Trustee under
Declaration of Trust dated
September 21, 1989 for benefit of
the Becker Family

Grantee's Name Melody Bailey

Mailing Address 182 Cedar Bend Dr
Helena, AL 35080

Mailing Address 6009 Overlook Lane
Bessemer, AL 35022

Property Address 182 Cedar Bend Dr
Helena, AL 35080

Date of Sale May 30, 2014
Total Purchase Price \$121,900.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

20140610000173830 06/10/2014 08:53:01 AM DEEDS 2/2

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 - Jack Becker, Trustee under Declaration of Trust dated September 21, 1989
for benefit of the Becker Family, 182 Cedar Bend Dr, Helena, AL 35080.

Grantee's name and mailing address - Melody Bailey, 6009 Overlook Lane, Bessemer, AL 35022.

Property address - 182 Cedar Bend Dr, Helena, AL 35080

Date of Sale - May 30, 2014.

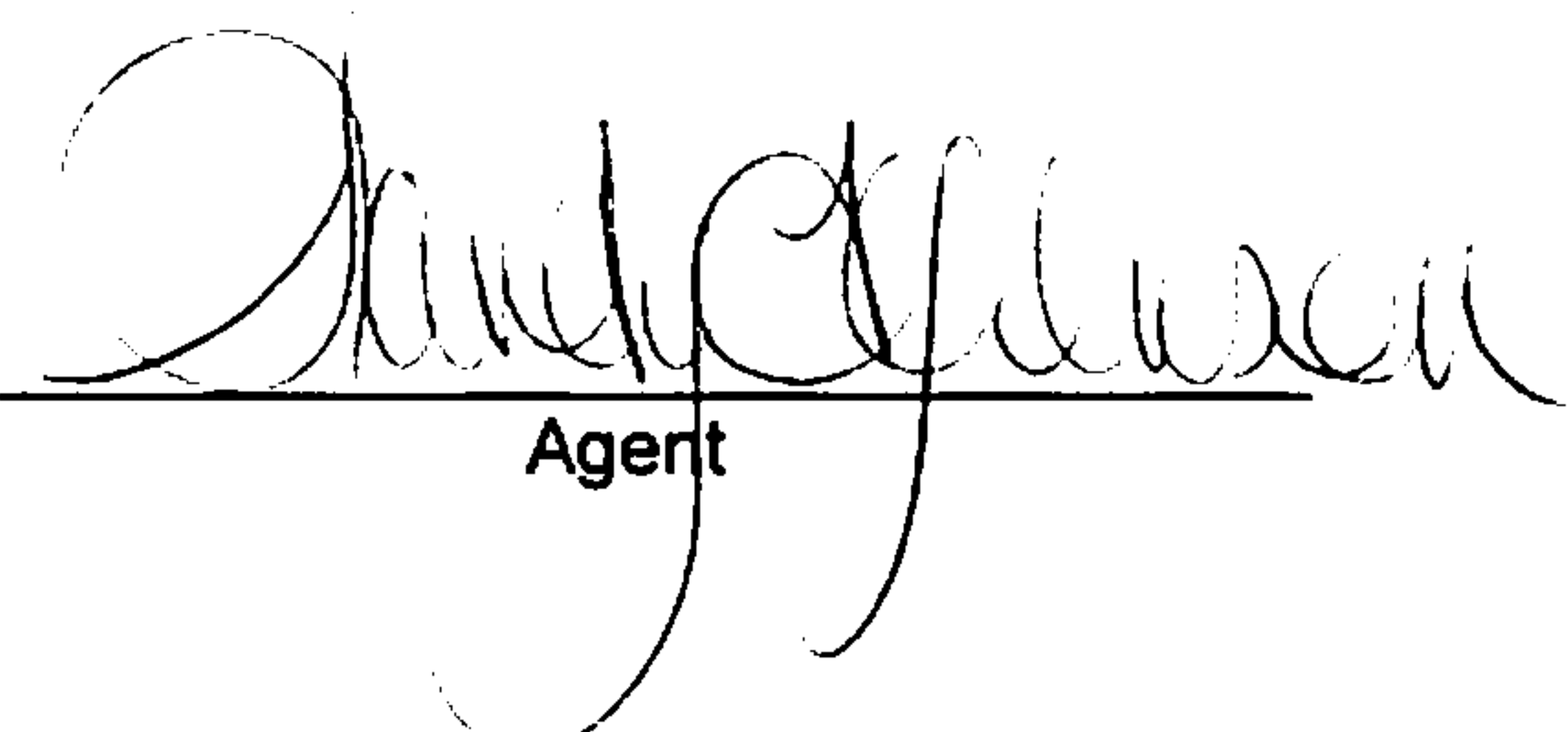
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

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 with 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

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/10/2014 08:53:01 AM
\$18.00 CHERRY
20140610000173830

