

THIS INSTRUMENT PREPARED BY:  
Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
850 Shades Creek Parkway, Suite 210  
Birmingham, AL 35209

GRANTEE'S ADDRESS:  
Anna Lockett

1025 Garnet Drive  
Calera, AL 35040

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

GENERAL WARRANTY DEED

20140729000233240  
07/29/2014 03:14:35 PM  
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Forty Seven Thousand and NO/100 (\$147,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Matthew G. Halcomb and his wife, Lindsay M. Halcomb** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Anna Lockett** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of Jefferson, State of Alabama, to-wit:

Lot 28, according to the Survey of Emerald Ridge Sector III, as recorded in Map Book 39, page 35, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address is 1025 Garnet Drive, Calera, Alabama 35040.


\$144,337.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 10 day of July, 2014.

  
Matthew G. Halcomb

  
Lindsay M. Halcomb

STATE OF Michigan  
COUNTY OF Mecosta

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Matthew G. Halcomb and Lindsay M. Halcomb**, 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10 day of July, 2014.

  
NOTARY PUBLIC

My Commission Expires: June 22, 2017

**TRACY WOOD**  
NOTARY PUBLIC, STATE OF MICHIGAN  
COUNTY OF MECOSTA  
MY COMMISSION EXPIRES JUNE 22, 2017  
ACTING IN THE COUNTY OF Mecosta

## Real Estate Sales Validation Form

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

Grantor's Name Matthew G. Halcomb  
Mailing Address 9138 White Pine Drive  
Canadian Lakes, MI 49346

Grantee's Name Anna Lockett  
Mailing Address 1025 Garnet Drive  
Calera, AL 35040

Property Address 1025 Garnet Drive  
Calera, AL 35040

Date of Sale 7/10/14  
Total Purchase Price \$ 147000.00

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03:14:35 PM DEEDS 2/2

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 7/25/14

Print Jeff W. Parmer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/29/2014 03:14:35 PM  
\$20.00 CHERRY  
20140729000233240

*Jeff W. Parmer*

Form RT-1