

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Debbie Deegan  
169 Creek Stone Trail  
Calera, Alabama 35040

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Five Thousand and 00/100 Dollars (\$105,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

**Anne B. Platt a married woman**

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**Debbie Deegan**

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby County, Alabama** to-wit:

**Lot 108, according to the Final Plat of Stonecreek, Phase I, as recorded in Map Book 32, Page 92, in the Probate Office of Shelby County, Alabama.**

**\$103,098.00** of the proceeds come from a mortgage recorded simultaneously herewith.


**Subject property does not constitute the homestead of the grantor nor her spouse.**

Subject to: (1) 2014 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantor; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

**TO HAVE AND TO HOLD UNTO Grantee, her heirs and assigns, forever;**

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, **her** heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 08/14/2014  
State of Alabama  
Deed Tax: \$2.00

  
20140814000254050 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
08/14/2014 11:09:12 AM FILED/CERT

IN WITNESS WHEREOF, I have set my hand and seal, this 31 day of

July, 2014.

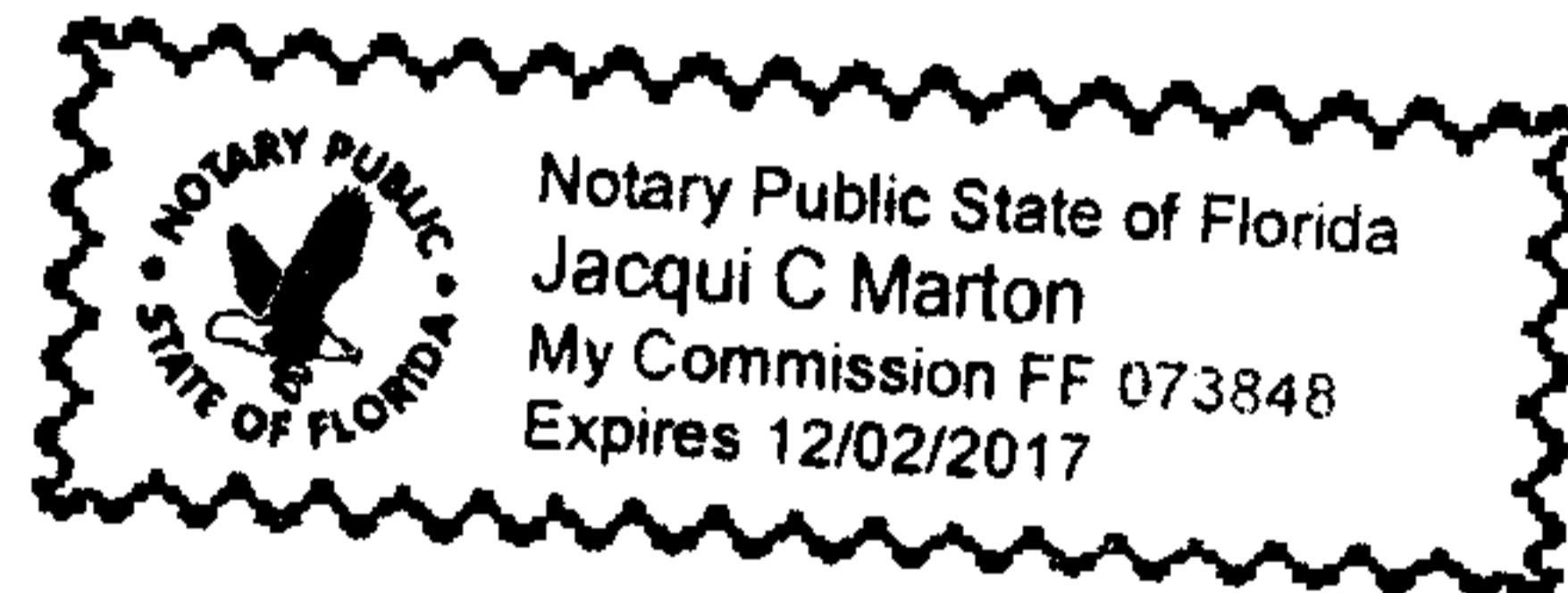
Anne B. Platt (Seal)  
Anne B. Platt

STATE OF Florida  
Pinellas COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Anne B. Platt** 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 she executed the same voluntarily on the day the same bears date.

2014. Given under my hand and official seal this 31 day of July

Jacqui C Marton  
Notary Public  
My Commission Expires: 12/02/17



20140814000254050 2/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
08/14/2014 11:09:12 AM FILED/CERT

**REAL ESTATE SALES VALIDATION FORM**

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

Grantor Name: **Anne B. Platt**  
not specified.

Date of Sale: **August 5th, 2014** ~~Error: Switch argument~~

Mailing Address: **169 Creek Stone Trail**  
**Calera, Alabama, 35040**

Total Purchase Price: **\$105,000.00**

Or

Property Address: **169 Creek Stone Trail**  
**Calera, Alabama, 35040**

Actual Value: \$ \_\_\_\_\_

Or

Assessor's Market Value: \$ \_\_\_\_\_

Grantee Name: **Debbie Deegan**  
Mailing Address: **169 Creek Stone Trail**  
**Calera, Alabama, 35040**

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

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 Section 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 Section 40-22-1 (h).

Date: \_\_\_\_\_

Print: Anne Platt

Unattested \_\_\_\_\_  
(verified by)

Sign: Anne B. Platt  
(Grantor/Grantee/Owner/Agent) circle one



20140814000254050 3/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
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Date: 8/6/14

Print: Debbie Deegan

Unattested \_\_\_\_\_  
(verified by)

Sign: Debbie Deegan  
(Grantor/Grantee/Owner/Agent) circle one



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