

14-237e

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
205-699-5000

Send Tax Notice To:  
LESLIE D. HIETT  
234 MEADOW CROFT CIR  
BIRMINGHAM, AL 35242

**WARRANTY DEED**

State Of Alabama

JEFFERSON County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00)\* to the undersigned Grantors, NORTON D. FOSKETT and WIFE, SUE C. FOSKETT, (hereinafter referred to as Grantors, whose mailing address is 234 MEADOW CROFT CIR, BIRMINGHAM, AL 35242), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto LESLIE D. HIETT, (herein referred to as Grantee), the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

LOT 34, ACCORDING TO THE MAP OF MEADOW BROOK TOWNHOMES, PHASE II, 2ND SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 4 A & B , IN THE PROBAGTE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 234 MEADOW CROFT CIR, BIRMINGHAM, AL 35242

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Title to all minerals within and underlying the property, together with all mining righs and other rights, privileges, immunities and relase of damages relating thereto, as recodrded in Dee dbook 66, page 34 and Deed Book 28, page 581
5. Restrictions appearing of record in Book 23, page 621; Book 81, page 323 and amended in Book 362, page 930,
6. Right of way Granted to Alabama Power Company by instrument recorded in Book 75, page 649
7. Rights of owners of property adjoining property in and to the hoint or common rights in building situated on said lots, such rights includes but are not limited to roof, foundation party walls, walkway and entrance.
8. Covenant releasing predeccor in title from an y liability arising from sinkholes, limestone foormations, soil conditions or any other know or unknown or subsurface conditions that may nor or hereafter exist or ocur or cause damage to subject properyt as shown by instrument recorded in map book 22, page 4
9. Sewer easement and connection agreement as recorde din real 58, page 365
10. Instrument of dedication for sewer to Cahaba Water Renovation Systems, Inc as recorded in Book 81, page 352

Shelby County: AL 09/26/2014  
State of Alabama  
Deed Tax: \$6.00



20140926000302410 1/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
09/26/2014 10:33:18 AM FILED/CERT

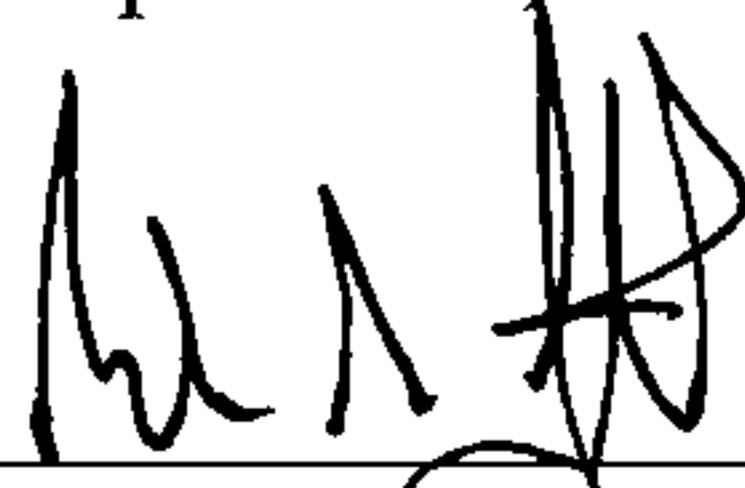
11. Covenants, Agreements, Restrictions and easement as set forth in the by-laws of Meadow Brook Townhomes Association as recorded in Book 30, page 905
12. Encroachment of deck and ubilding beyond the property lines as evidenced by that certain suvey of by Carl Daniel Moore Dated June 22, 2009

\$184,300.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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

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

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 24th day of September, 2014.

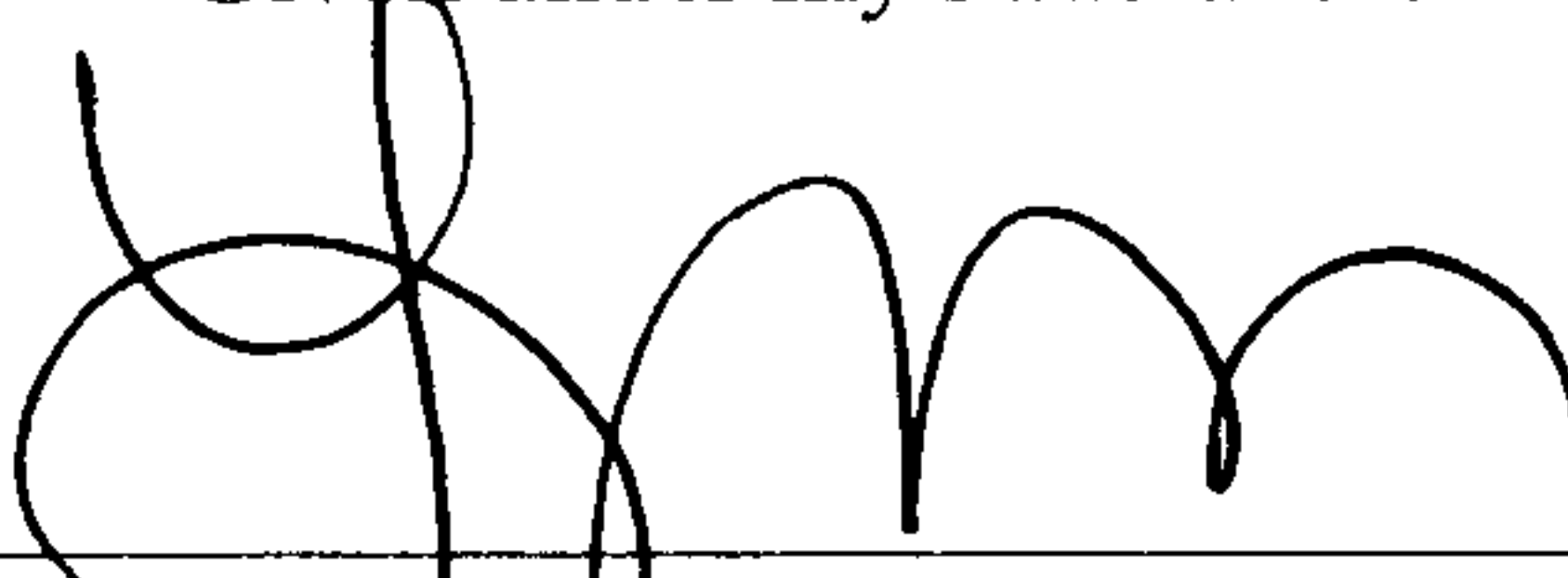
  
\_\_\_\_\_  
NORTON D. FOSKETT

  
\_\_\_\_\_  
SUE C. FOSKETT

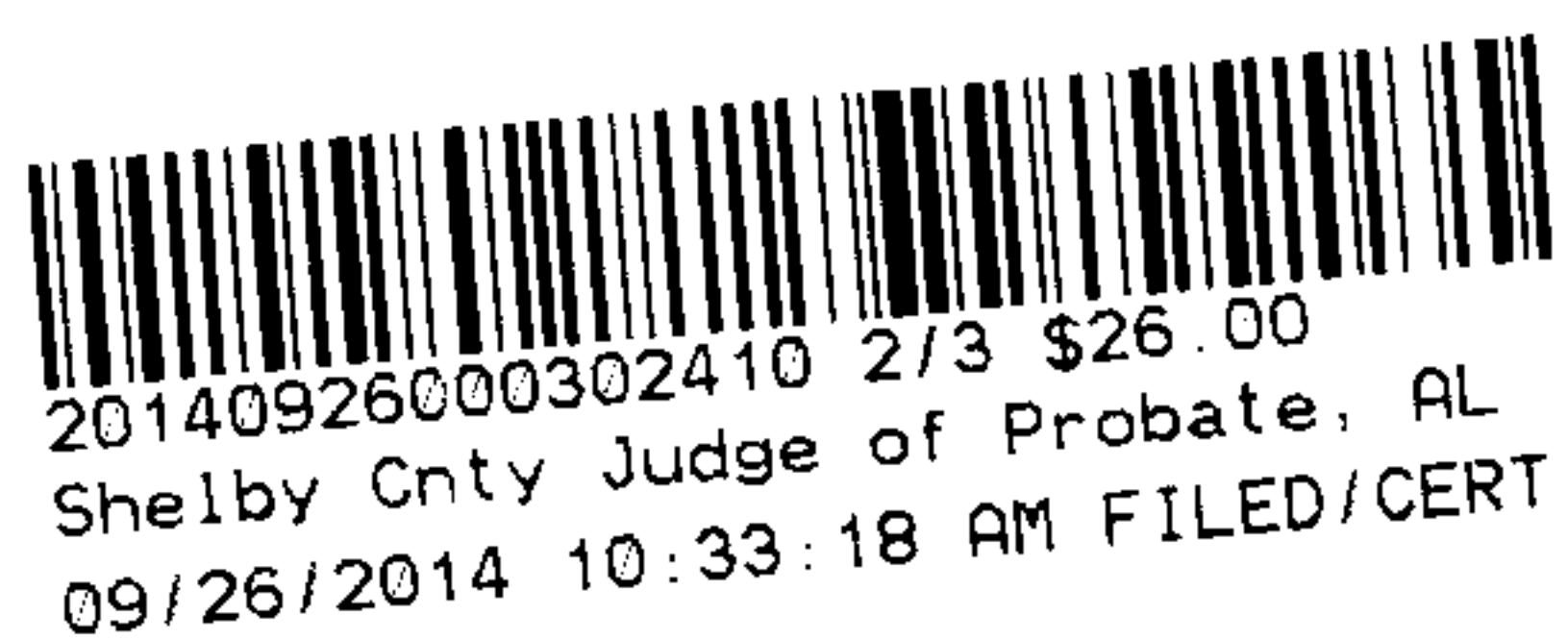
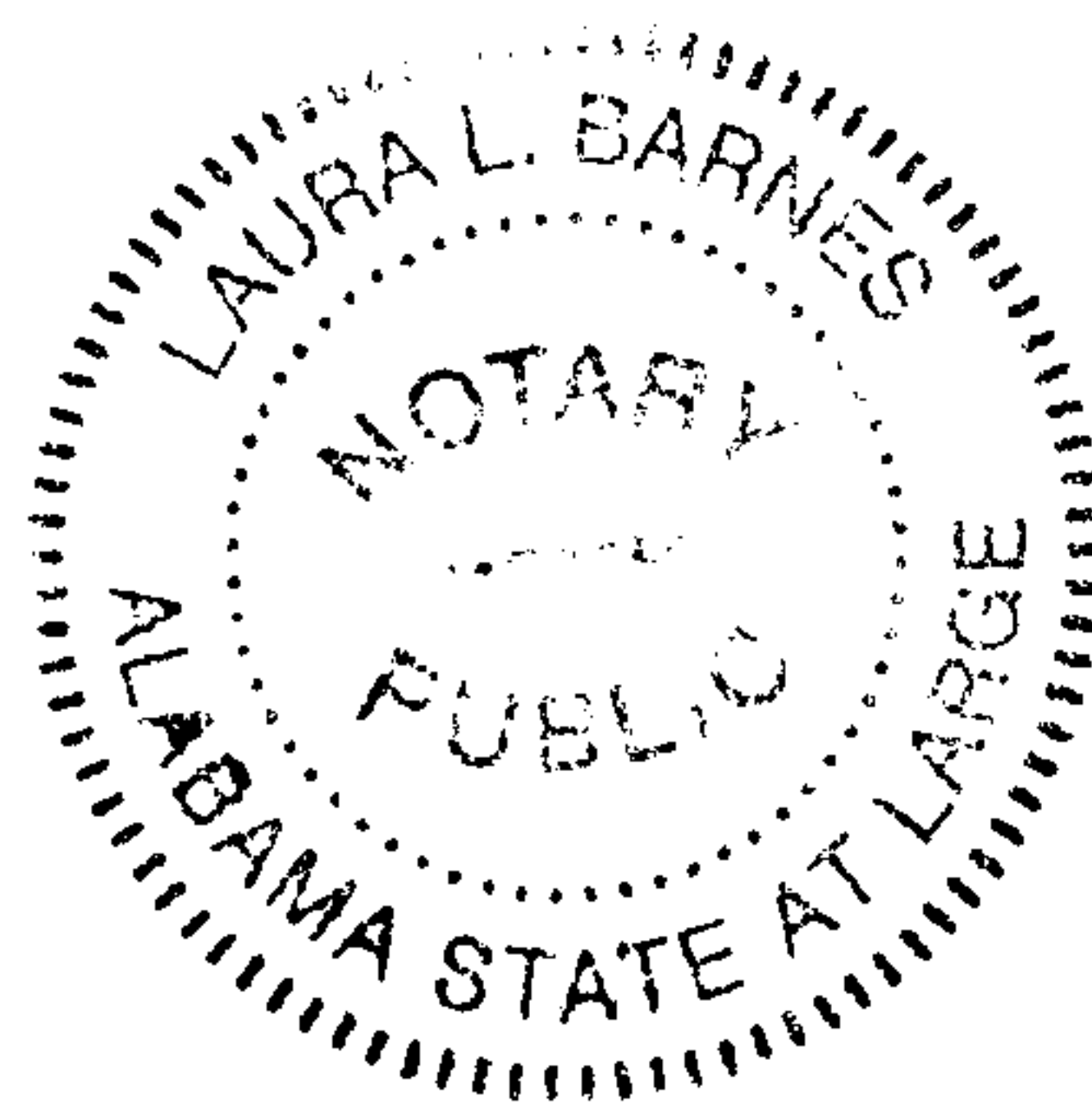
STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that NORTON D. FOSKETT and wife, SUE C. FOSKETT, 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 conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of September, 2014.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 2/4/16



**Real Estate Sales Validation Form**

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

Grantor's Name: NORTON D. FOSKETT and SUE C. FOSKETT  
Mailing Address: 234 MEADOW CROFT CIR  
BIRMINGHAM, AL 35242

Grantee's Name: LESLIE D. HIETT  
Mailing Address: 234 MEADOW CROFT CIR  
BIRMINGHAM, AL 35242

Property Address: 234 MEADOW CROFT CIR  
BIRMINGHAM, AL 35242

Date of Sale: September 24th, 2014

Total Purchase Price: (\$190,000.00)

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  
\_\_\_\_\_ Appraisal  
\_\_\_\_\_ Appraisal  
\_\_\_\_\_ Other Tax Assessment  
\_\_\_\_\_ Sales Contract  
 X  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.

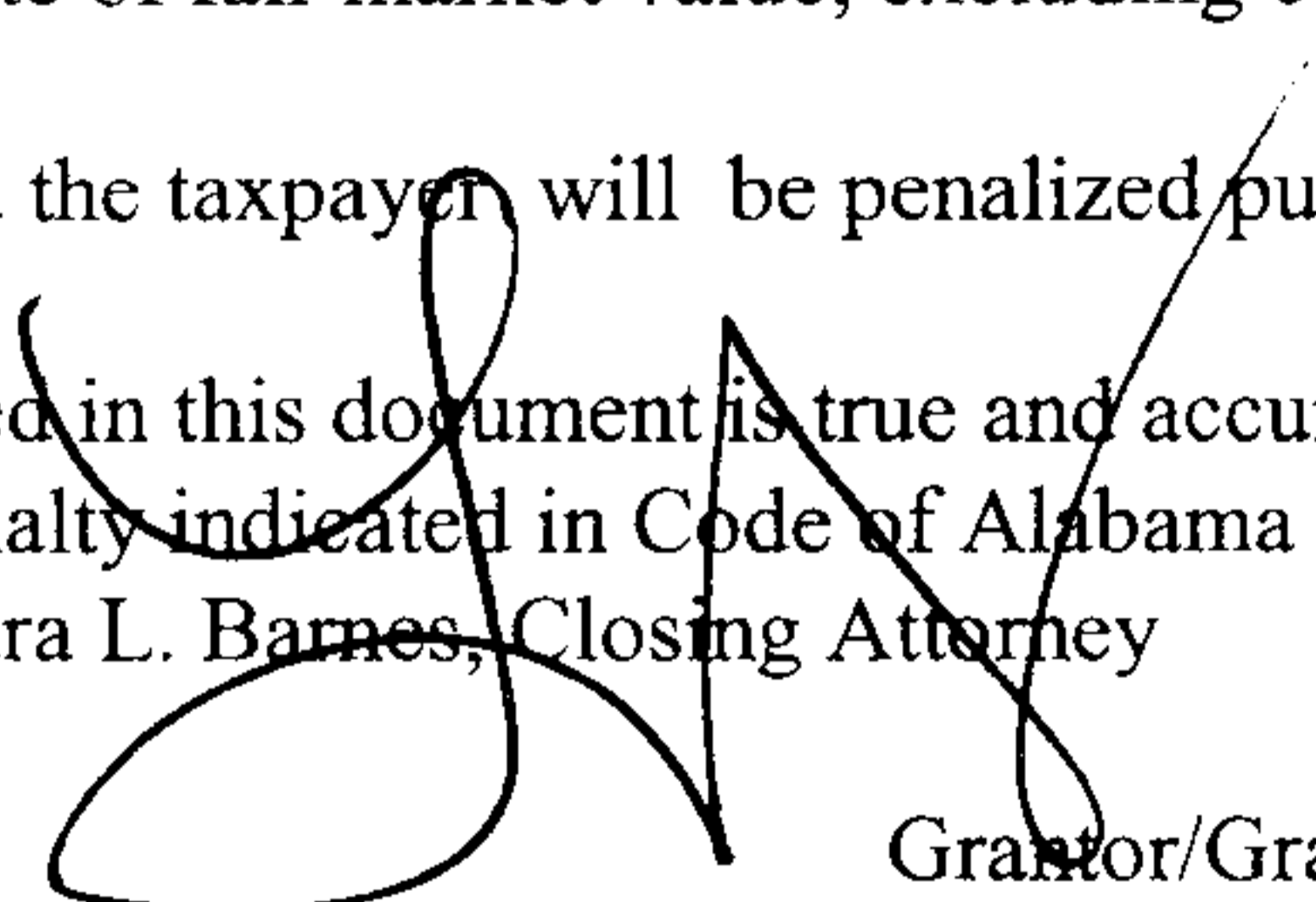
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 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: 9/24/14  
\_\_\_\_\_ Unattested

Print: Laura L. Barnes, Closing Attorney

Sign



Grantor/Grantee/Owner/Agent) (circle one)



20140926000302410 3/3 \$26.00  
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