


Document Prepared By:
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3009 Firefighter Lane
Birmingham, Alabama 35209


20141008000316180 1/3 \$27.50
Shelby Cnty Judge of Probate: AL
10/08/2014 09:30:05 AM FILED/CERT

Send Tax Notice To:
Lee A. Alfrod
1430 Arrowhead Tr.
Alabaster, AL 35007

GENERAL WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty-Seven Thousand Five Hundred and No/100 Dollars (\$147,500.00)** to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Bruce Pickell and Mary Ann Pickell, husband and wife**, (herein referred to as **Grantors**), do hereby grant, sell, bargain and convey unto **Lee A. Alfrod**, (herein referred to as **Grantee** whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 2, ACCORDING TO THE SURVEY OF NAVAJO HILLS, FIFTH SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 128, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 140,125.00 of the above consideration was secured by and through the purchase money mortgage closed 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 Grantee, her heirs and assigns forever.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our 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.

Shelby County, AL 10/08/2014
State of Alabama
Deed Tax: \$7.50

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals on the date stated in the Notary Acknowledgment, however the same shall not be effective until the 10th day of July, 2014.

Bruce Pickell (SEAL)
Bruce Pickell

Mary Ann Pickell (SEAL)
Mary Ann Pickell

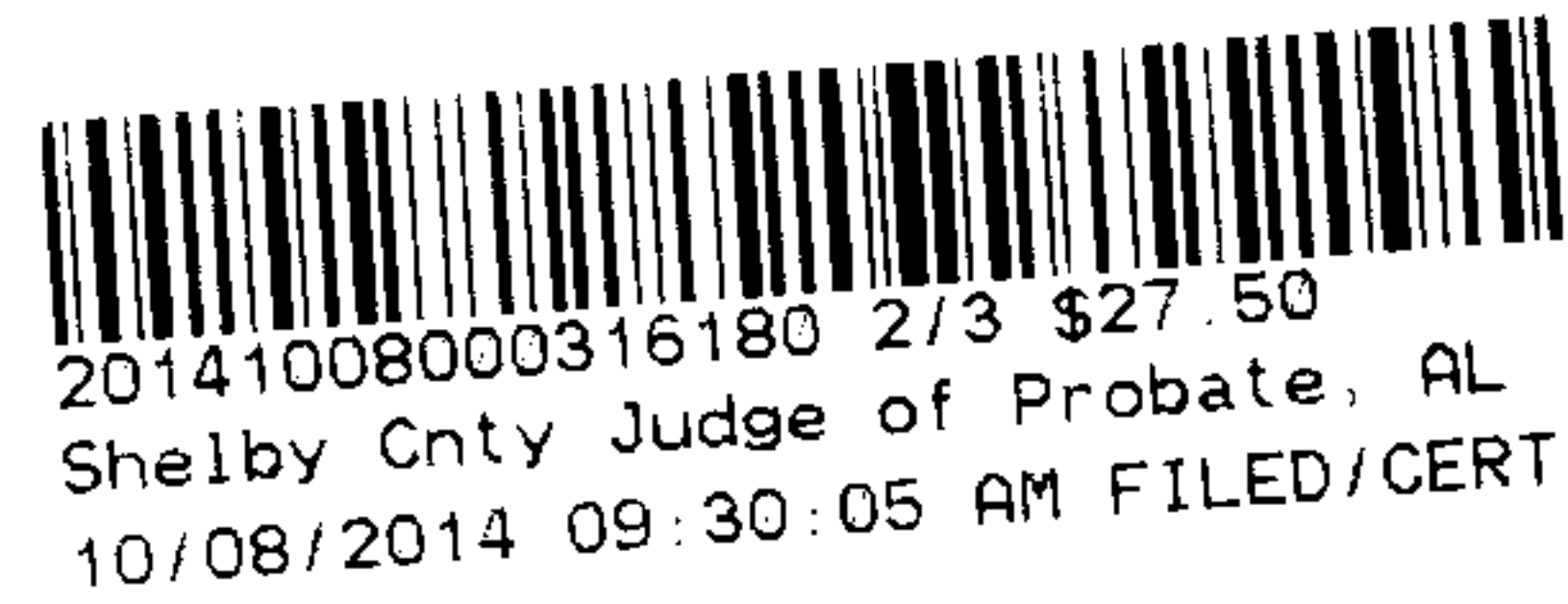
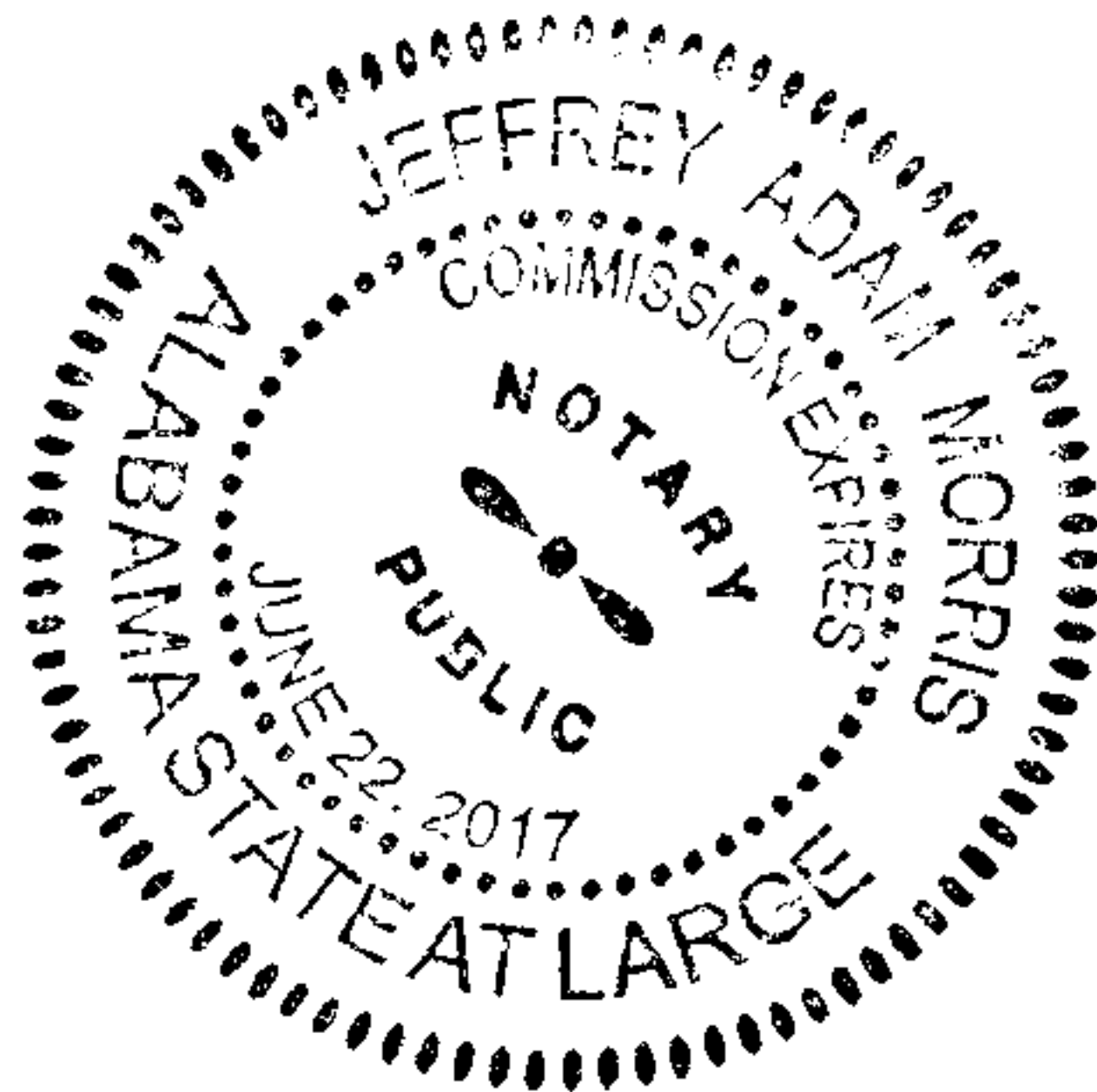
STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bruce Pickell and Mary Ann Pickell**, whose names are signed to the foregoing deed and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of July, 2014.

Notary Seal

[Signature]
Notary Public:
My commission expires: 6/22/17



Real Estate Sales Validation Form

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

Grantor's Name Bruce + Mary Ann Dickell
Mailing Address 409 Viburnum Run Westfield, IN 46074

Grantee's Name Lee A. Alford
Mailing Address 1430 Arrowhead Trail Alabaster AL 35007

Property Address 1430 Arrowhead Tr. Alabaster, AL 35007

Date of Sale 7/18/14
Total Purchase Price \$ 147,500.00

Actual Value \$
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 7/18/14

Print X Lee A. Alford

Unattested

(verified by)

Sign X [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Print Form

Form RT-1