


This instrument prepared by:  
WAYNE M. JONES, ATTORNEY  
2337 Valleydale Road  
Birmingham, Alabama 35244

  
20141105000349630 1/2 \$142.00  
Shelby Cnty Judge of Probate, AL  
11/05/2014 11:56:08 AM FILED/CERT

Send Tax Notice To:  
Charles B. McCormick  
3379 N. Wildwood  
Pelham, Alabama 35124

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

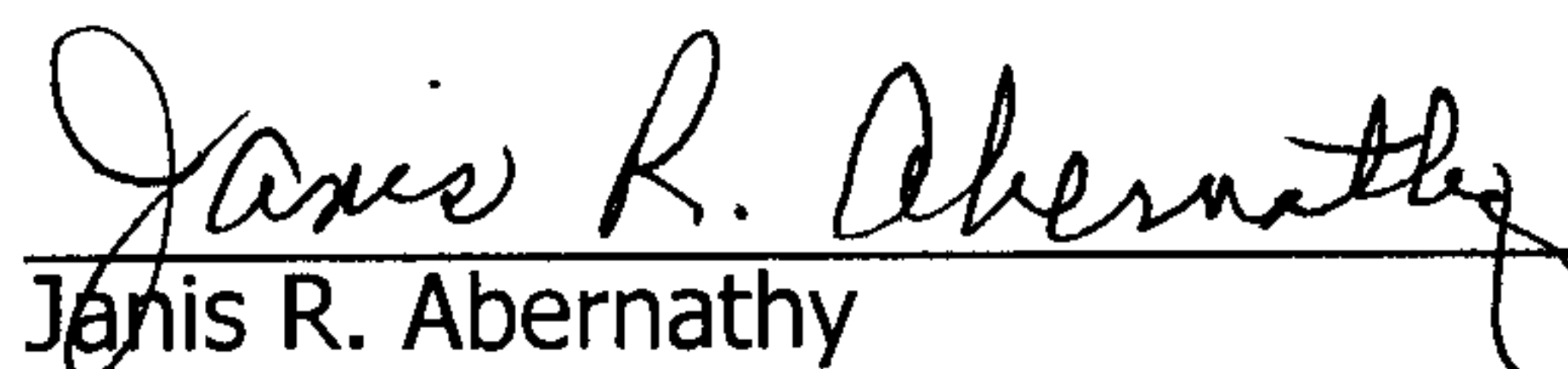
That in consideration of One Hundred Twenty Five Thousand and no/100 DOLLARS (\$125,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt and sufficiency whereof is acknowledged, I, Janis R. Abernathy, (herein referred to as Grantor) (a single woman) do grant, bargain, sell and convey a life estate unto Charles B. McCormick (herein referred to as First Grantee) and do grant, bargain, sell and convey unto, Jennifer J. Hill (herein referred to as Second Grantee) subject only to the life estate created herein, in fee simple, together with every contingent remainder and right of reversion, in the following described real estate in Shelby County, Alabama, to-wit:

Lot 4, Block 6, according to the survey of Wildewood Village Second Addition, as recorded in Map Book 8, page 55, in the Probate Office of Shelby County, Alabama.

Subject to: Mineral and Mining rights as recorded in Instrument 1994-31106, in the Probate Office of Shelby County. Easements, rights of way, and restrictions of record and advalorem taxes for 2015.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns forever, together with every contingent remainder and right of reversion. And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of October, 2014.

  
Janis R. Abernathy


Shelby County, AL 11/05/2014  
State of Alabama  
Deed Tax: \$125.00

STATE OF ALABAMA)  
SHELBY COUNTY }

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, Janis R. Abernathy whose name is 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October, A.D., 2014.

  
Notary Public Larry L. Halcomb  
Term Expires: 1/23/2018

(SEAL)

# REAL ESTATE SALES VALIDATION FORM

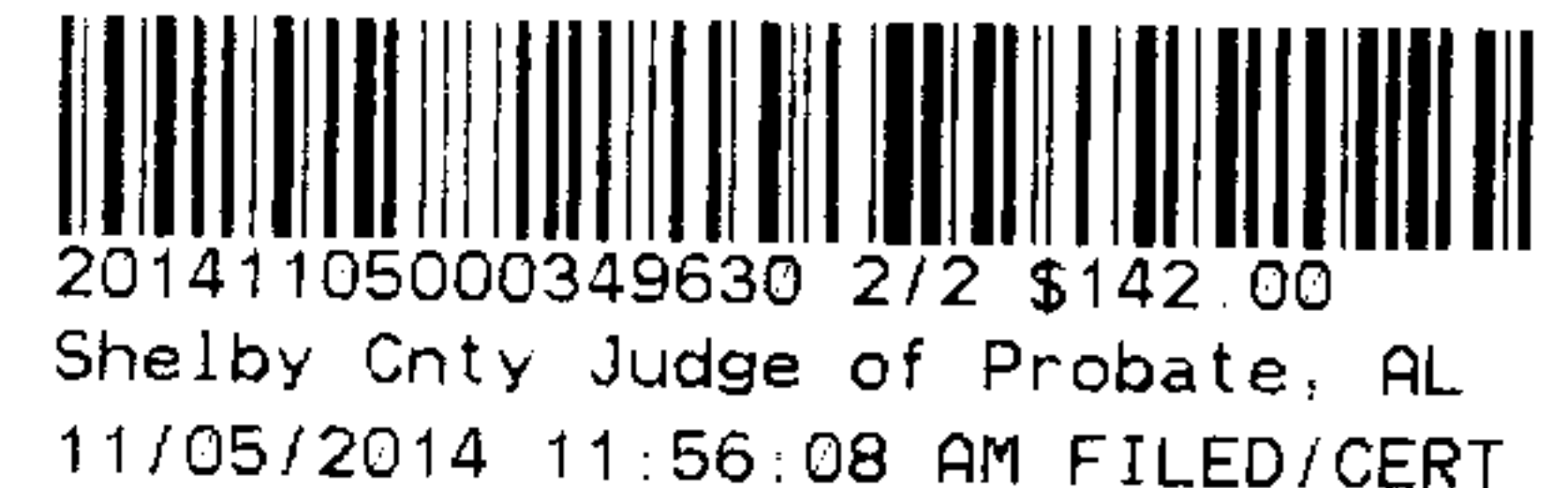
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Janis R. Abernathy Grantee's Name Charles B. McCormick

Mailing Address 3379 N. Wildewood Drive Mailing Address 3379 N. Wildewood Drive  
Pelham, AL 35124 Pelham, AL 35124

Property Address 3379 N. Wildewood Drive Date of Sale October 31, 2014  
Pelham, AL 35124 Total Purchase Price \$125,000.00

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 ☐ Appraisal  
☒ Sales Contract ☐ Other  
☐ Closing Statement

If the conveyance document presented for recordation contains all 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: October 31, 2014 Print: Larry L. Halcomb

Unattested  
(Verified by)

Sign :

Agent