

Send tax notice to:
William H. Lazenby & Phyllis G. Lazenby
1346 Caliston Way
Pelham, AL 35124
File No. PEL1400094

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED


20141113000357230 1/4 \$126.00
Shelby Cnty Judge of Probate, AL
11/13/2014 09:30:18 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00) in hand paid to the undersigned, **Cheryl Anne Proctor, as Co Personal Representative of the Estate of William Virgil Proctor, deceased, Shelby County Probate Case No. PR 2014-000463, Cheryl Anne Proctor, as Personal Representative of the Estate of Gwendolyn Elizabeth Proctor, deceased, Shelby County Probate Case No PR2010-000341, and Mary Jill Hancock Garmer AKA Jill Garmer Scott as Co Personal Representative of the Estate of William Virgil Proctor, deceased, Shelby County Probate Case No. PR 2014-000463, Mary Jill Hancock Garmer AKA Jill Garmer Scott, as Personal Representative of the Estate of Gwendolyn Elizabeth Proctor, deceased, Shelby County Probate Case No PR 2010-000341** (hereinafter referred to as "Grantors"), by **William H. Lazenby and Phyllis G. Lazenby** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 565, according to the Final Plat of Caliston at Ballantrae, Phase 2, as recorded in Map Book 35, Page 62, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

\$110,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and

their heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantees, their heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this, the 7th day of November, 2014.

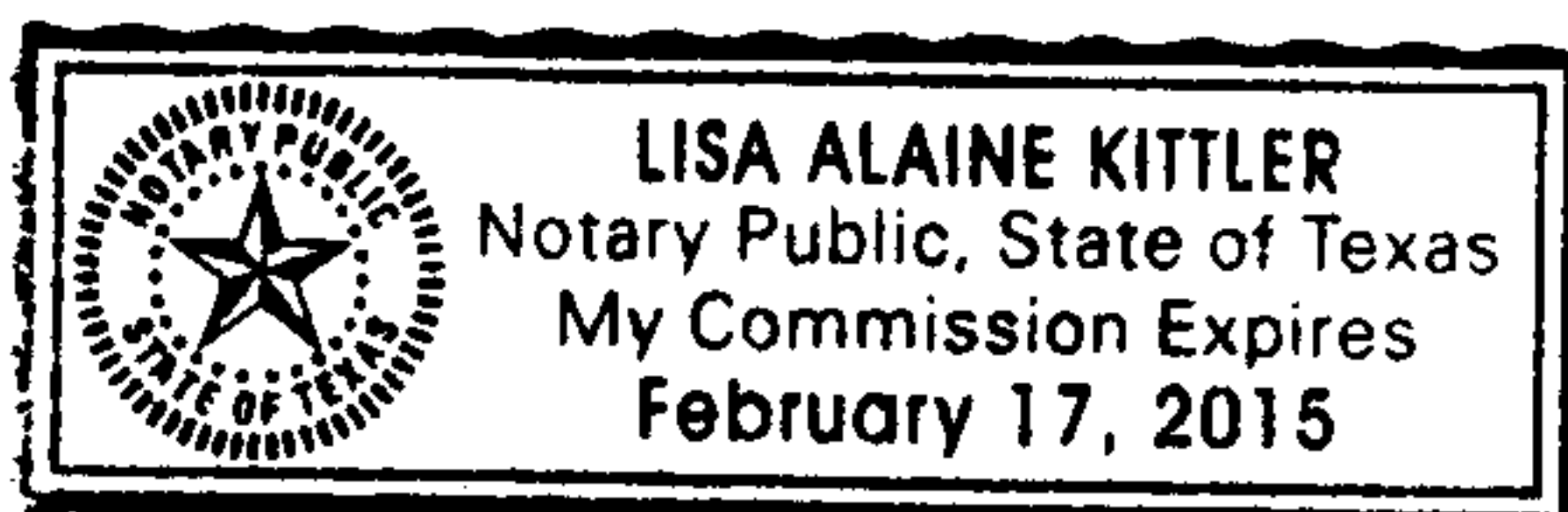
✓ Cheryl Anne Proctor
Cheryl Anne Proctor, Co Personal
Representative of the Estate of William Virgil
Proctor, deceased, Shelby County Probate
Case No. PR 2014-000463

✓ Cheryl Anne Proctor
Cheryl Anne Proctor, Co Personal
Representative of the Estate of Gwendolyn
Elizabeth Proctor, deceased, Shelby County
Probate Case No. PR 2010-000341

STATE OF TEXAS)
COUNTY OF HARRIS)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cheryl Anne Proctor, as Co Personal Representative of the Estate of William Virgil Proctor, deceased, Shelby County Probate Case No. PR 2014-000463 and Cheryl Anne Proctor, as Co Personal Representative of the Estate of Gwendolyn Elizabeth Proctor, deceased, Shelby County Probate Case No. PR 2010-00341, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, as such Co Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 7th day of NOVEMBER, 2014.



[NOTARIAL SEAL]

✓ Lisa Elaine Kittler
Notary Public
Printed Name:
My Commission Expires:

Mary Jill Hancock Garmer

Mary Jill Hancock Garmer AKA Jill Garmer
Scott, Co Personal Representative of the
Estate of William Virgil Proctor, deceased,
Shelby County Probate Case No. PR 2014-
000463

Mary Jill Hancock Garmer

Mary Jill Hancock Garmer AKA Jill Garmer
Scott, Co Personal Representative of the
Estate of Gwendolyn Elizabeth Proctor,
deceased, Shelby County Probate Case No.
PR 2010-000341

STATE OF Kentucky)

COUNTY OF Fayette)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Jill Hancock Garmer AKA Jill Garmer Scott, as Co Personal Representative of the Estate of William Virgil Proctor, deceased, Shelby County Probate Case No. PR 2014-000463 and Mary Jill Hancock Garmer AKA Jill Garmer Scott, as Co Personal Representative of the Estate of Gwendolyn Elizabeth Proctor, deceased, Shelby County Probate Case No. PR 2010-00341, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, as such Co Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 7th day of November,
20 14.

Andrea C. Beck

Notary Public

Printed Name: Andrea C. Beck

My Commission Expires:

[NOTARIAL SEAL]

MY COMMISSION EXPIRES OCTOBER 31, 2017
NOTARY NO. 500051

20141113000357230 3/4 \$126.00
Shelby Cnty Judge of Probate, AL
11/13/2014 09:30:18 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's Name

The Estate of William Virgil Proctor deceased

Grantee's Name

William H. Lazenby

Mailing Address

The Estate of Gwenolyn Elizabeth Proctor deceased
c/o Ben Stewart

Mailing Address

Phyllis G. Lazenby

1232 Blue Ridge Blvd
Bham, AL 35226

1346 Caliston Way
Pelham, AL 35224

Property Address

1346 Caliston Way
Pelham, AL 35224

Date of Sale

11-7-14

Total Purchase Price

\$ 210,000.00

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
☒ 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 11-7-14

Print David W. Lewis

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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