

Send tax notice to:
Frederick W. McTaggart
Kim D. McTaggart
189 Shore Front Lane
Wilsonville, AL 35186
NTC1400246

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

State of Alabama
County of Shelby


20141117000361860 1/3 \$225.00
Shelby Cnty Judge of Probate, AL
11/17/2014 01:38:11 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifteen Thousand and 00/100 Dollars (\$415,000.00) in hand paid to the undersigned **Jeannie Ware, a married woman, by and through her attorney-in-fact, Chad Beasley and Mitchell Ware, her husband, by and through his attorney-in-fact, Chad Beasley** (hereinafter referred to as "Grantors"), by **Frederick W. McTaggart and Kim D. McTaggart** (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 224, according to the Survey of Lakewood, Phase 2, as recorded in Map Book 35, Page 42 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$210,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Jeannie Ware, by and through her attorney-in-fact, Chad Beasley and Mitchell Ware, by and through his attorney-in-fact, Chad Beasley, have hereunto set their signatures and seals on November 7, 2014.

Shelby County, AL 11/17/2014
State of Alabama
Deed Tax: \$205.00

*Jeannie Ware by and through
her attorney in fact Chad Beasley*

Jeannie Ware, by and through
her attorney-in-fact, Chad
Beasley

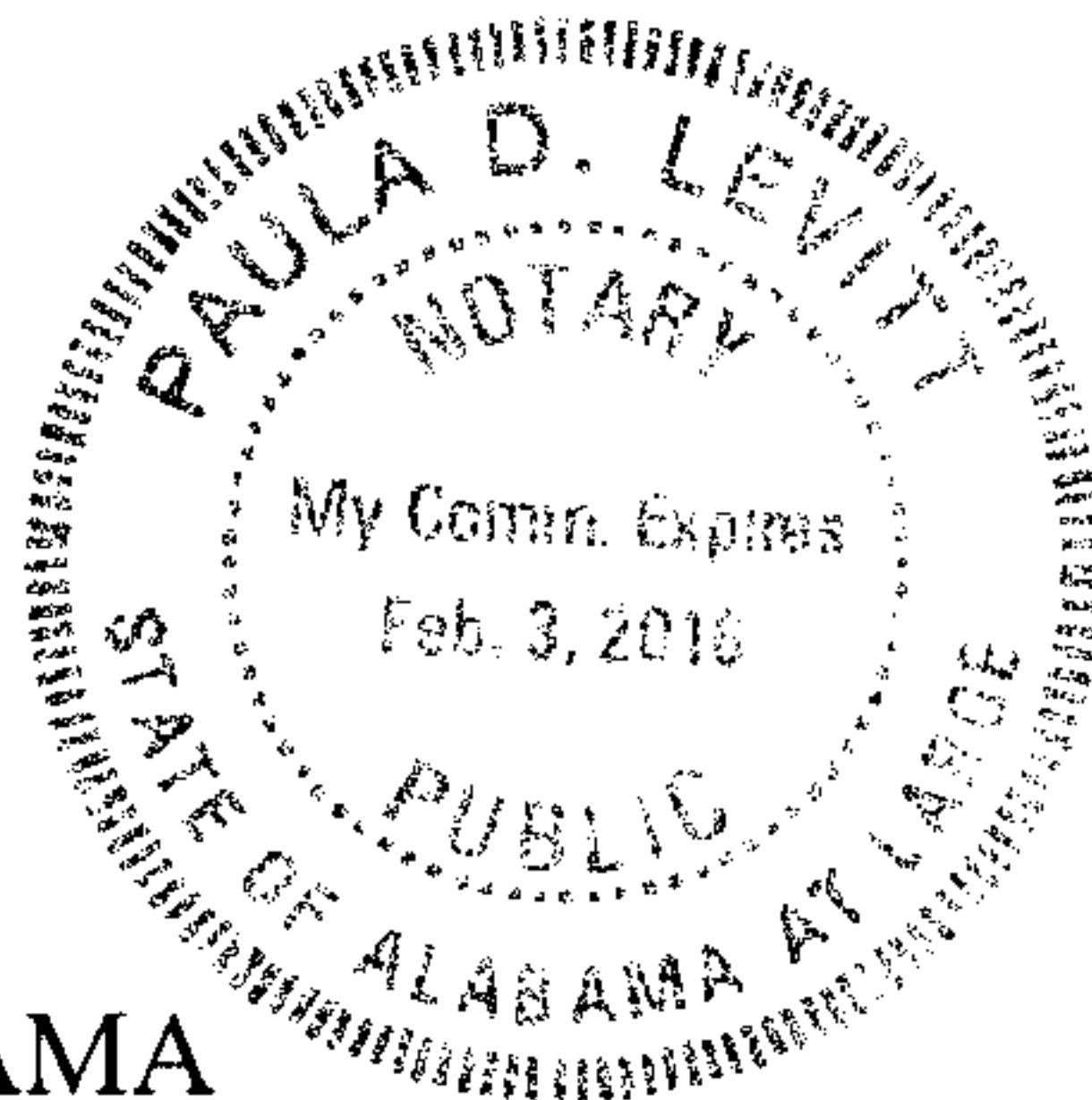
*Mitchell Ware by and through
his attorney in fact Chad Beasley*
Mitchell Ware, by and through
his attorney-in-fact, Chad
Beasley

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHAD BEASLEY, whose name as Attorney in fact for JEANNIE WARE, a married woman, 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, he executed the same voluntarily, and in his capacity as Attorney in fact for JEANNIE WARE on the day the same bears date.

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

[NOTARY SEAL]



Paula D. Levitt

Notary Public

Print Name: *Paula D Levitt*

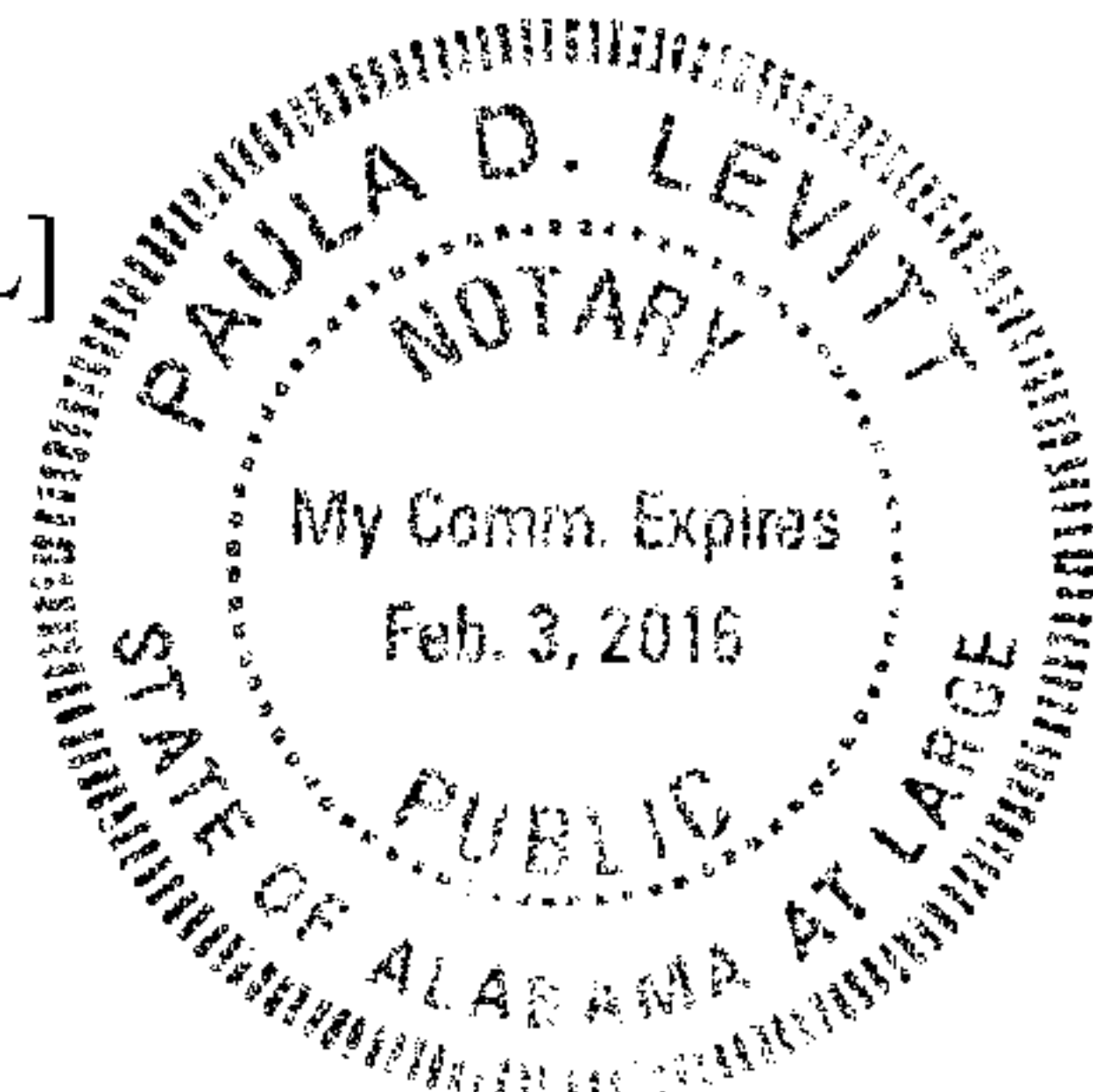
Commission Expires: *2-3-16*

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHAD BEASLEY, whose name as Attorney in fact for MITCHELL WARE, a married man 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, he executed the same voluntarily, and in his capacity as Attorney in fact for MITCHELL WARE on the day the same bears date.

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

[NOTARY SEAL]



Paula D. Levitt

Notary Public

Print Name: *Paula D Levitt*

Commission Expires: *2-3-16*



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Real Estate Sales Validation Form

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

Grantor's Name: Jeannie Ware and Mitchell Ware

Mailing Address: 715 NE 19th Place #38
Cape Coral, FL 33909

Grantee's Name: Frederick W. McTaggart and Kim D. McTaggart

Mailing Address: 189 Shore Front Lane
Wilsonville, AL 35186

Date of Sale: 11/7/2014

Property Address: 189 Shore Front
Wilsonville, AL 35186

Total Purchase Price: \$415,000.00
or

Actual Value: \$ n/a
or

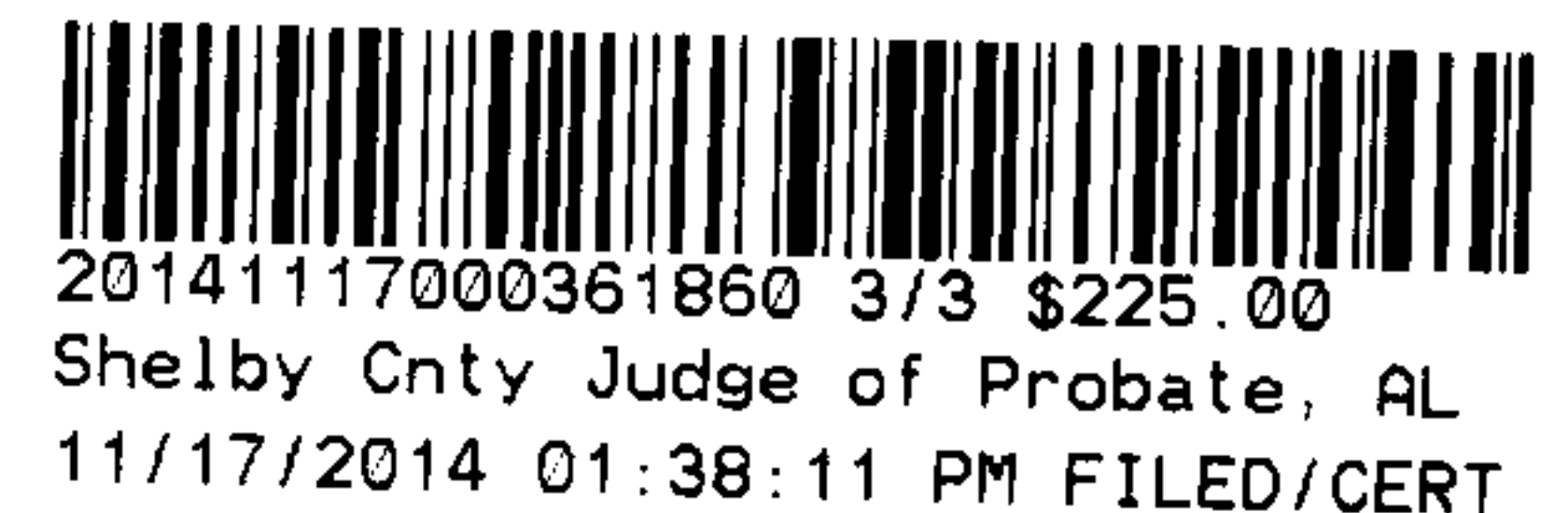
County: Shelby

Assessor's Market Value: \$ n/a

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: 11/7/2014

Print: Michelle Pouncey

☐ Unattested

(verified by)

Sign

Michelle Pouncey
(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1