

This instrument was prepared by:
Mary Stewart Nelson
400 Century Park South, #224
Birmingham, AL 35226

Send tax notice to:
John & Rebecca Baker
45 Hawthorn Street
Mt. Laurel, Alabama 35242

**State of Alabama
County of Shelby**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
GENERAL WARRANTY DEED**

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Doyle Traughber, a Single man**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **John Baker and Rebecca Baker, Married husband and wife** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

45 Hawthorn Street, Mt Laurel, AL 35242

Legal Description: Lot 8-13, Block 8, according to the survey of Mt. Laurel, Phase 1A, as recorded in Map Book 27, Page 72-B, in the Office of the Judge of Probate, Shelby County, Alabama.

Subject to taxes for the year 2015 and subsequent years; mineral and mining rights not owed by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record, including but not limited to the Mount Laurel Master Deed Restrictions recorded as Instrument #2000-35579 in the Probate Office of Shelby County, Alabama, and the Mount Laurel Declaration of Charter, Easements, Covenants, and Restrictions, recorded as Instrument #2000-35580 in the Probate Office of Shelby County, Alabama.

Be it known that \$249,850.00 of the purchase price recited above was paid from a mortgage loan closes simultaneously herewith.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated

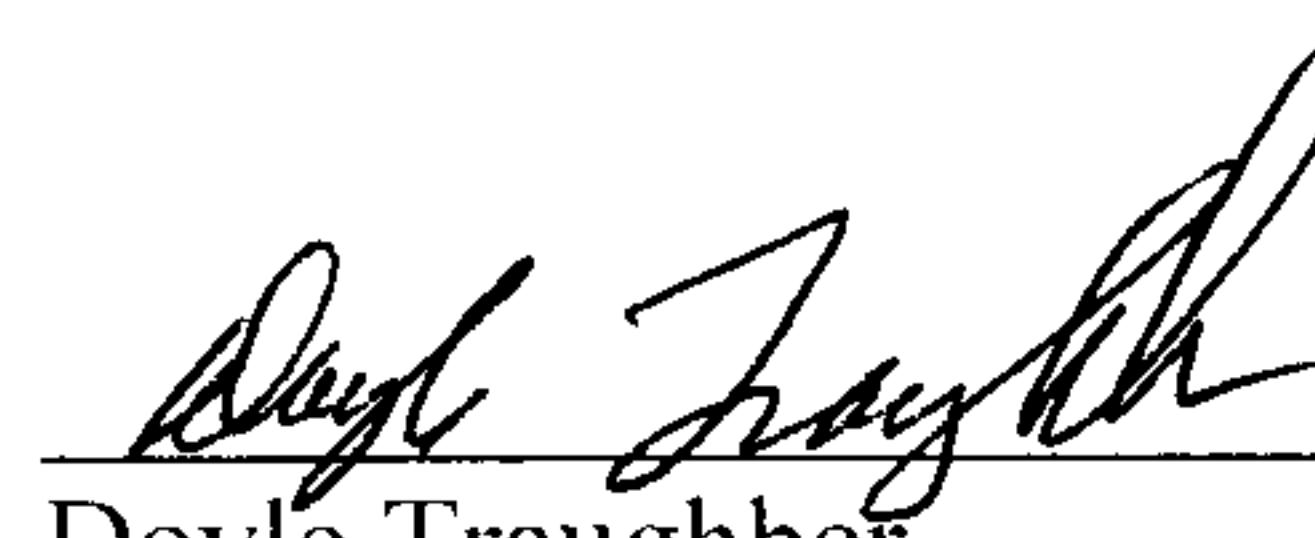


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Shelby Cnty Judge of Probate, AL
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above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

To Have And To Hold to the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

In Witness Whereof, I have hereunto set my hand and seal this the 2nd day of December, 2014.


Doyle Traughber

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Mary Stewart Nebra Notary Public in said and for said County, in said State, hereby certify that Doyle Traughber whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of December, 2014.


Mary Stewart Nebra
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Doyle Traughber

Grantee's Name

John + Rebecca Baker

Mailing Address

45 Hawthorn St
Mt Laurel, AL
35242

Property Address

45 Hawthorn St
Mt Laurel, AL
35242

Date of Sale 12/2/14

Total Purchase Price \$ 263,000

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



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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 12/2/14

Print

Doyle Traughber

Unattested

M. Mel
(verified by)

Sign

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