

THIS INSTRUMENT WAS PREPARED BY:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 N. 18th Street
Hueytown, Alabama 35020

Send Tax Notice To:
Mary Lisa Sides Taylor
1007 Ashley Brook Lane
Helena, AL 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF Shelby)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED TWO THOUSAND NO/100 DOLLARS, (\$102,000.00) being the consideration recited in that certain sales contract entered into by and between the Grantor(s) and Grantee(s)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Heather Johnson, an unmarried woman, whose mailing address is 84 Park Street, Anniston, AL 36201** (herein referred to as grantor, (whether one or more), do grant, bargain, sell and convey unto **Mary Lisa Sides Taylor, whose mailing address is 1007 Ashley Brook Lane, Helena, AL 35080** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 76, according to the Survey of Ashley Brook, as recorded in Map Book 22, Page 78, in the Probate Office of Shelby County, Alabama, Being situated in Shelby County, Alabama.

Source of Title: Instrument No. 2012-075320, Shelby County, Alabama.
Property Address: 1007 Ashley Brook Lane, Helena, AL 35080

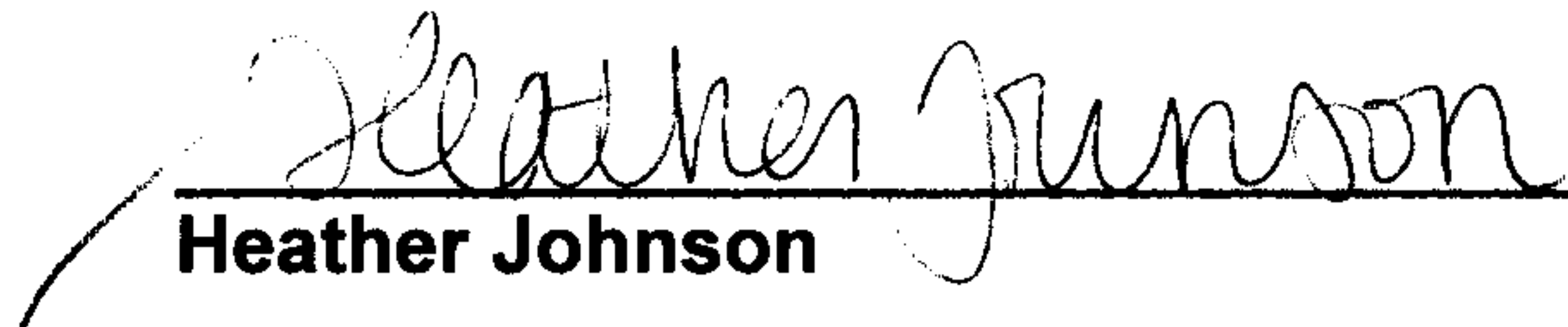
Subject to any and all easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$64,000.00 of the above consideration paid from the proceeds of a purchase money mortgage closed herewith.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the said grantee, her 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 grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 24 day of **November, 2014**.



Heather Johnson

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

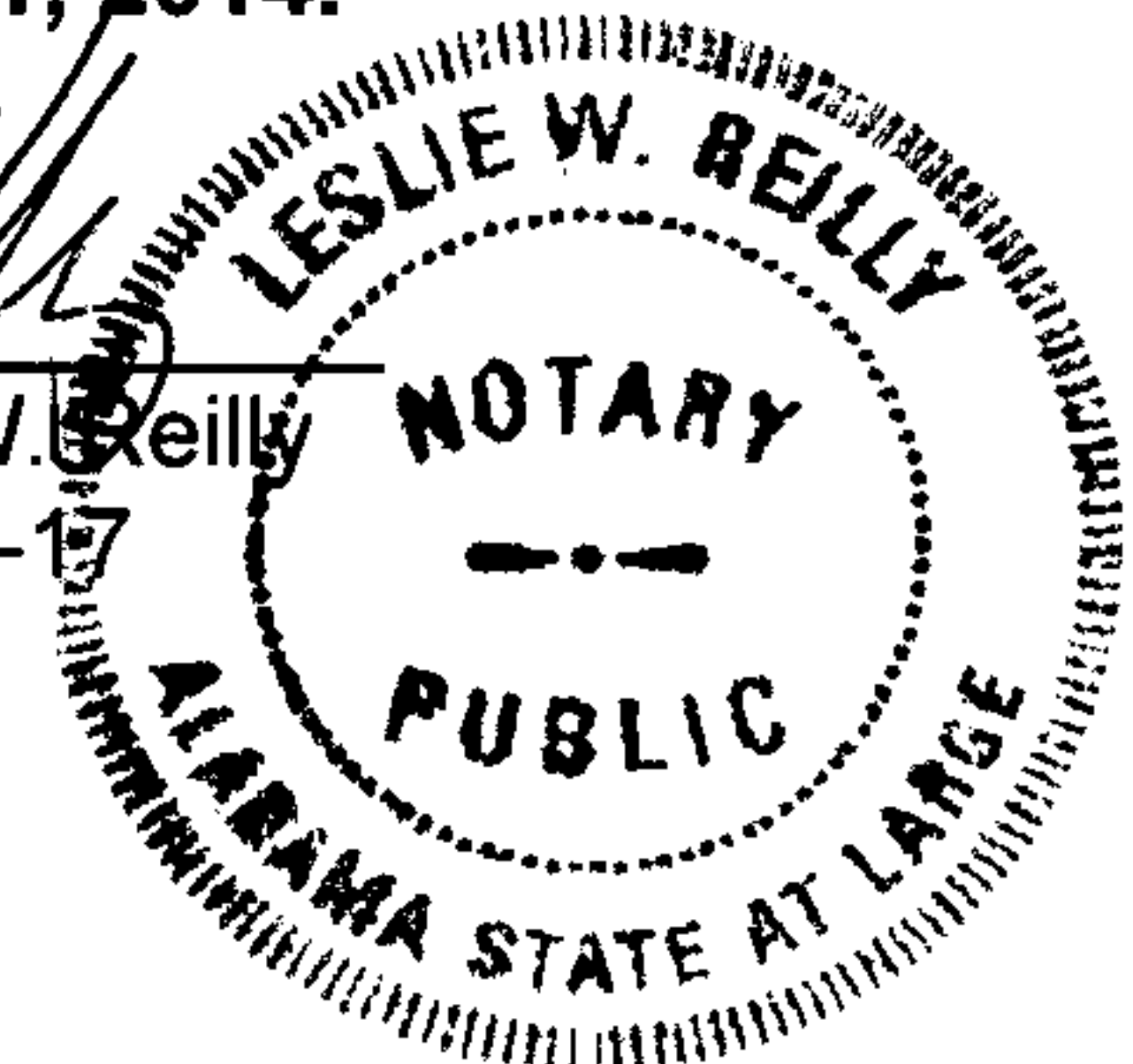
GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Heather Johnson** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 24th day of **November, 2014**.



NOTARY PUBLIC – Leslie W. Reilly
My Commission Expires: 2-4-17



Shelby County, AL 12/09/2014
State of Alabama
Deed Tax: \$38.00


20141209000386090 1/2 \$55.00
Shelby Cnty Judge of Probate, AL
12/09/2014 11:00:24 AM FILED/CERT

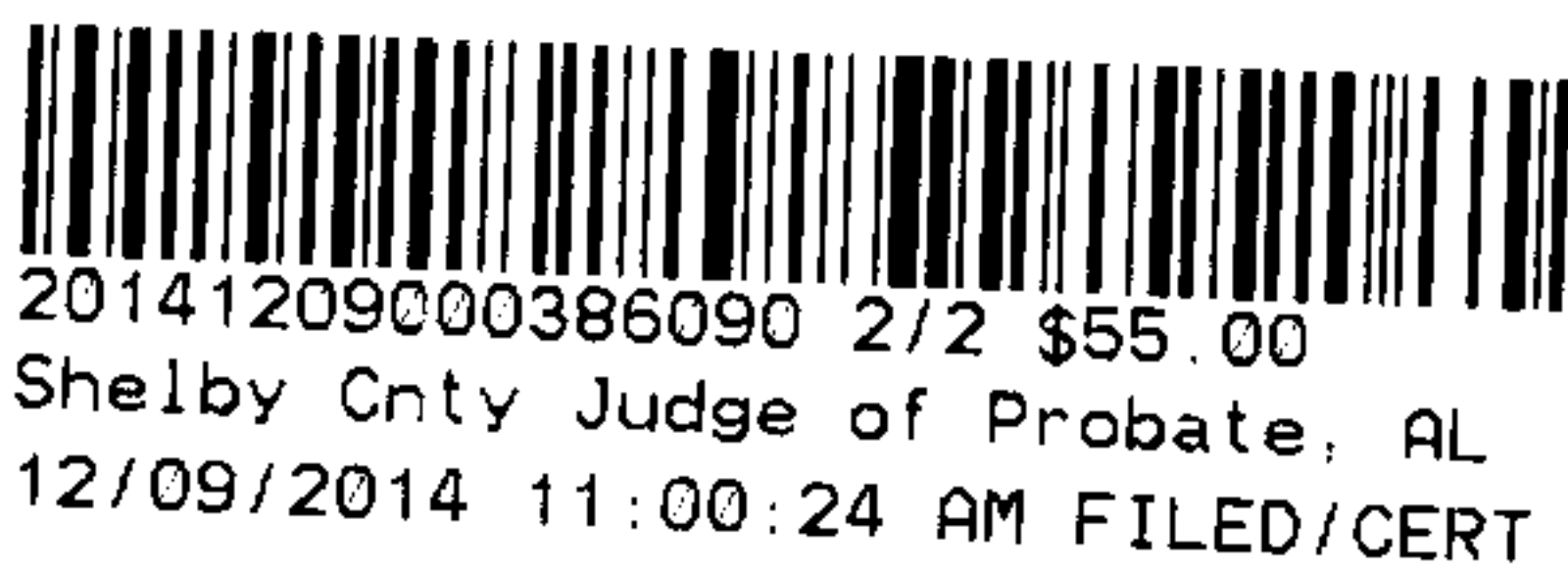
Real Estate Sales Validation Form

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

Grantor's Name Heather Johnson Grantee's Name Mary Lisa Sides Taylor
Mailing Address _____ Mailing Address _____

Property Address 1007 Ashley Brook Lane Date of Sale November 24, 2014
Helena, AL 35080

Total Purchase Price \$102,000.00
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 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 Nov. 24 2014

Print Mary Lisa Sides Taylor

Unattested

(verified by)

Sign Mary Lisa Sides Taylor

(Grantor/Grantee/Owner/Agent) circle one