

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Ronald Agee and
Joyce L. Patterson-Agee
537 N. Grande View Trl
Maylene, AL 35114

GENERAL WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

20150102000000150
01/02/2015 09:20:54 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS, that in consideration of
Three Hundred Thousand Dollars and 00/100-----
(\$ 300,000.00*****) to the undersigned grantor in hand paid by the GRANTEE
herein, the receipt whereof is acknowledged,

Raymond F. Mathis and wife, Kimberly F. Mathis

(hereinafter grantor), does hereby grant, bargain, sell and convey unto

Ronald Agee and Joyce L. Patterson-Agee, as joint tenants with rights of survivorship

(hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in
Shelby County, Alabama, to wit:

**Lot 954, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 9th
Addition, Phase 2 as recorded in Map Book 27, Page 85, Shelby County, Alabama Records.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions
of record, and other matters which may be viewed by observation.

\$ 300,000.00 of the consideration recited herein is from the proceeds of a purchase
money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, and Grantee's heirs, beneficiaries,
successors and assigns, forever. Grantor does for itself and for its successors and assigns covenant with
the said GRANTEE, and Grantee's heirs, beneficiaries, successors and assigns, that Grantor is lawfully
seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above;
that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's
successors and assigns shall warrant and defend the same to the said GRANTEE, and Grantee's heirs,
beneficiaries, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 29th day of December, 2014.

20150102000000150 01/02/2015 09:20:54 AM DEEDS 2/3

Raymond F. Mathis
Raymond F. Mathis

STATE OF Alabama
Shelby COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Raymond F. Mathis, 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 the conveyance, he executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 19th day of July, 2014.

Amy B. Armstrong
Notary Public
My Commission Expires: 2/2018

Kimberly F. Mathis
Kimberly F. Mathis

STATE OF Alabama
Shelby COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Kimberly F. Mathis, 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 the conveyance, she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 19th day of July, 2014.

Amy B. Armstrong
Notary Public
My Commission Expires: 2/2018

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name TRC Global Solutions, Inc.
Mailing Address 1042 East Juneau Avenue
Milwaukee, WI 53202

Grantee's Name Ronald Agee and Joyce L.
Patterson-Agee
Mailing Address 537 N. Grande View Tr.
Maylene AL 35114

Property Address 537 N. Grande View Trl
Maylene, AL 35114

Date of Sale December 29, 2014
Total Purchase Price \$300,000.00
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 - TRC Global Solutions, Inc., 1042 East Juneau Avenue, Milwaukee, WI 53202.

Grantee's name and mailing address - Ronald Agee and Joyce L. Patterson-Agee, . .

Property address - 537 N. Grande View Trl, Maylene, AL 35114

Date of Sale - December 29, 2014.

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 with 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: December 29, 2014



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/02/2015 09:20:54 AM
\$21.00 JESSICA
20150102000000150

Sign Halcy Jayl
Agent