

This instrument prepared by:  
Christa C. Ketchum  
Law Office of Christa C. Ketchum, LLC  
1220 Alford Avenue  
Birmingham, AL 35226

SEND TAX NOTICE TO:  
Ashley C. Howard  
440 Chase Plantation Pkwy  
Hoover, AL 35244

GENERAL WARRANTY DEED



20150106000006070 1/2 \$68.00  
Shelby Cnty Judge of Probate, AL  
01/06/2015 02:03:24 PM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty-One Thousand And No/100 Dollars (\$151,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Lori Delene Carter Bulger**, married, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Ashley C. Howard** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 40, according to the survey of Chase Plantation, Fourth Sector, as recorded in Map Book 9, page 156 in the Probate Office of Shelby County, Alabama.

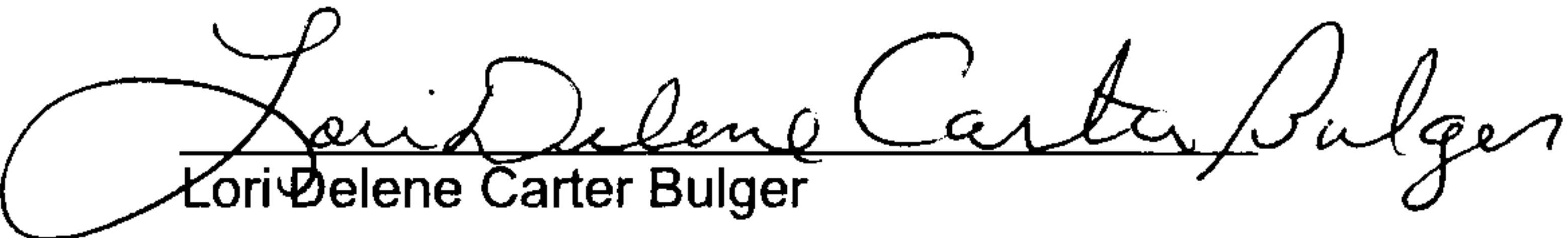
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Thousand And No/100 Dollars (\$100,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

NOTE: **Lori Delene Carter is one and the same person as Lori Delene Carter Bulger.**

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

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on December 30, 2014.

  
Lori Delene Carter Bulger

Shelby County, AL 01/06/2015  
State of Alabama  
Deed Tax: \$51.00

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Lori Delene Carter Bulger, 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 instrument, she executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 30th day of December, 2014.

  
Notary Public



NOTE: The subject property does not constitute the homestead of Grantor nor that of Grantor's spouse.

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

Grantor's Name    Lori Delene Carter Bulger  
Mailing Address    440 Chase Plantation Pkwy  
                         Hoover, AL 35244

Grantee's Name    Ashley C. Howard  
Mailing Address    1208 Tree Crossings Pkwy  
                         Hoover, AL 35244

Property Address    440 Chase Plantation Pkwy  
                         Hoover, AL 35244

Date of Sale                    December 30, 2014  
Total Purchase Price        \$151,000.00

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 - Lori Delene Carter Bulger, 440 Chase Plantation Pkwy, Hoover, AL 35244.

Grantee's name and mailing address - Ashley C. Howard, 1208 Tree Crossings Pkwy, Hoover, AL 35244.

Property address - 440 Chase Plantation Pkwy, Hoover, AL 35244

Date of Sale - December 30, 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.

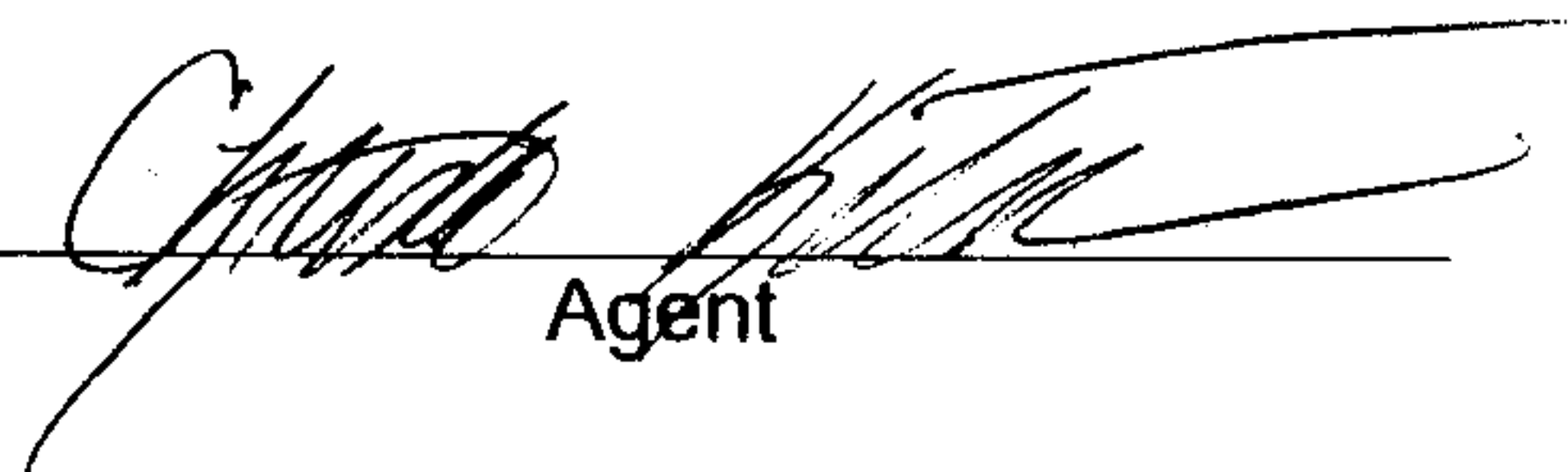
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being  
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed  
appraiser or the assessor's current market value.


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 30, 2014

Sign

  
Agent

  
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