

SEND TAX NOTICE TO:

Wendy S. Yousif
199 Calumet Drive
Hoover, AL 35242

This instrument was prepared by

A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That in consideration of \$155,000.00 (\$125,000.00 of which is paid by Purchase Money Mortgage filed simultaneously herewith) and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Brian Gregory Yeager, as Executor of the Estate of Margaret R. Yeager, deceased** (herein referred to as grantor), grant, bargain, sell and convey unto **Wendy S. Yousif**, a single woman (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 34, according to the Survey of Calumet Meadow, as recorded in Map Book 21, Page 112, in the Probate Office of Shelby County, Alabama.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

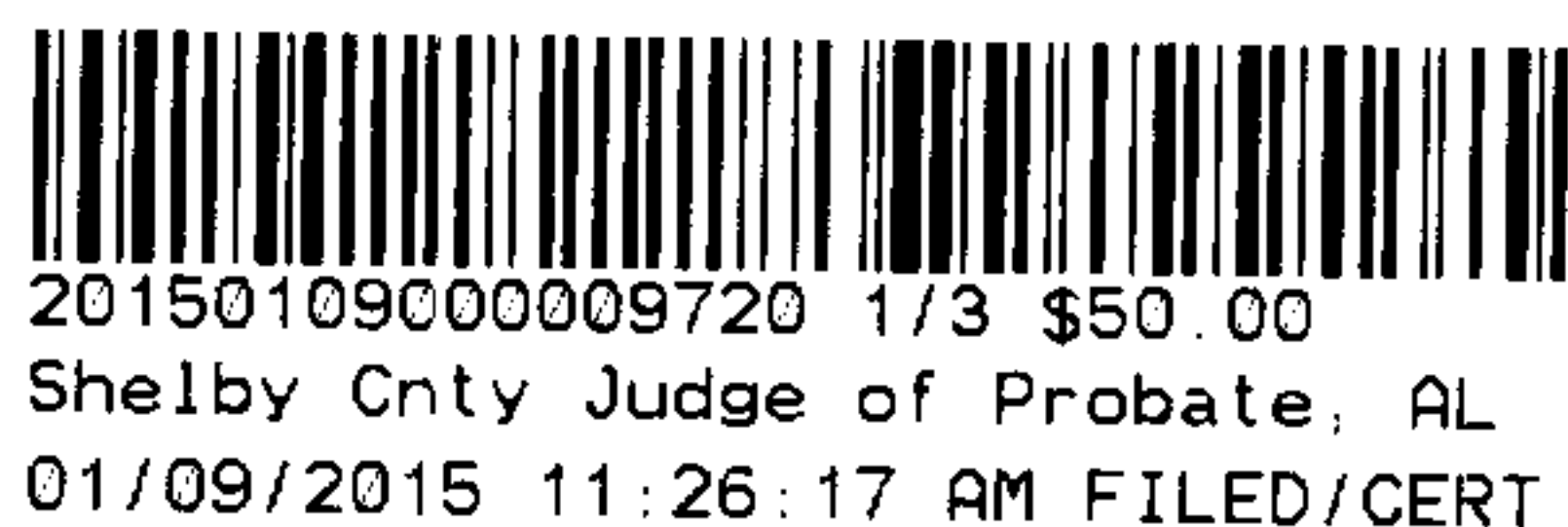
Margaret Yeager and Margaret R. Yeager are one and the same person.

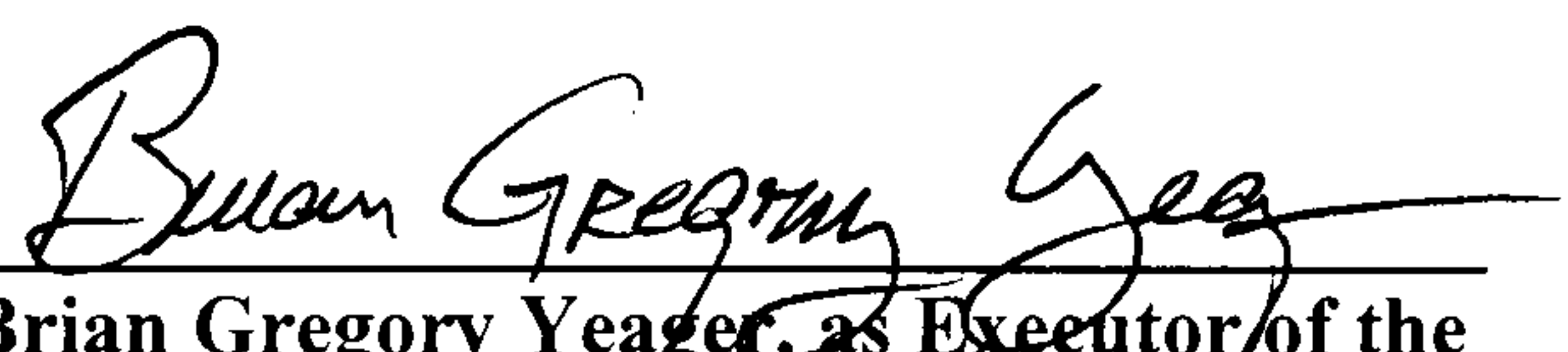
Gregory Brian Yeager was granted Letters Testamentary on August 22, 2014 by the Probate Court of Shelby County, Alabama, Case Number PR-2014-000534, a copy of which is attached hereto as Exhibit "A."

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 noted 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 8th day of January, 2015.




**Brian Gregory Yeager, as Executor of the
Estate of Margaret R. Yeager, deceased**

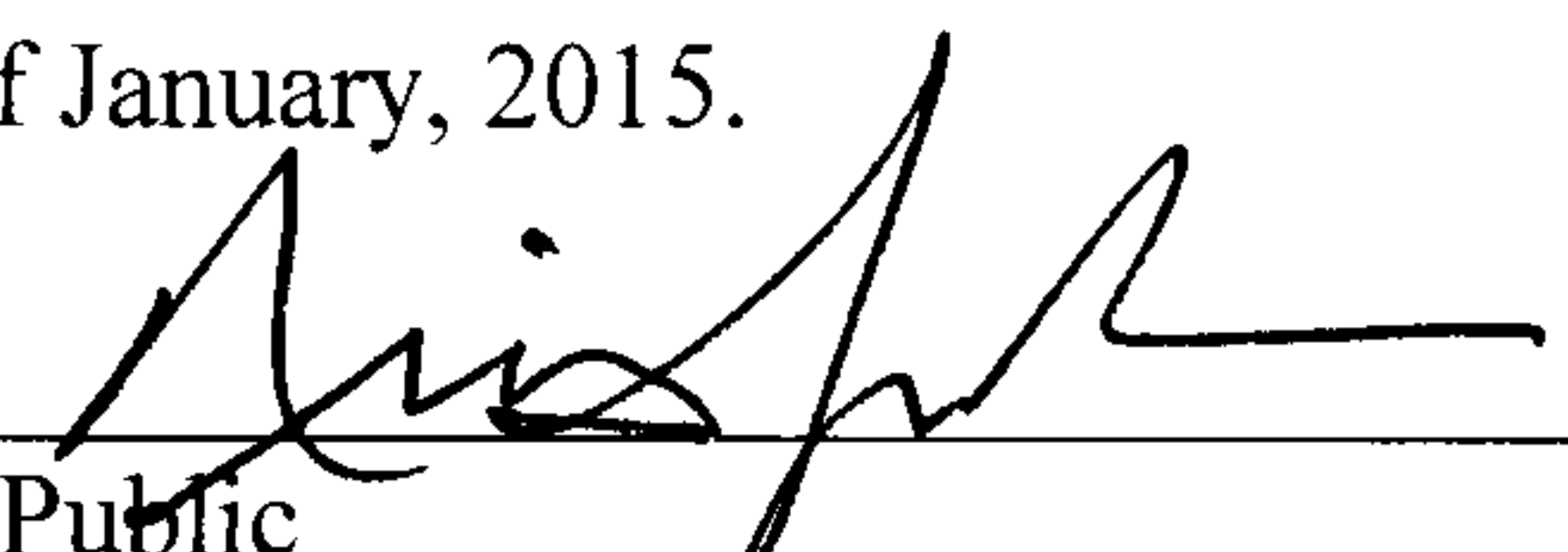
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, A. Eric Johnston, a Notary Public in and for said County, in said State, hereby certify that **Brian Gregory Yeager, in his capacity as Executor of the Estate of Margaret R. Yeager, deceased**, signs this with full authority, and who is known to me, being whose name is signed to the foregoing conveyance, being first duly sworn on oath, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of January, 2015.





Notary Public
My Commission Expires: 2-3-2016

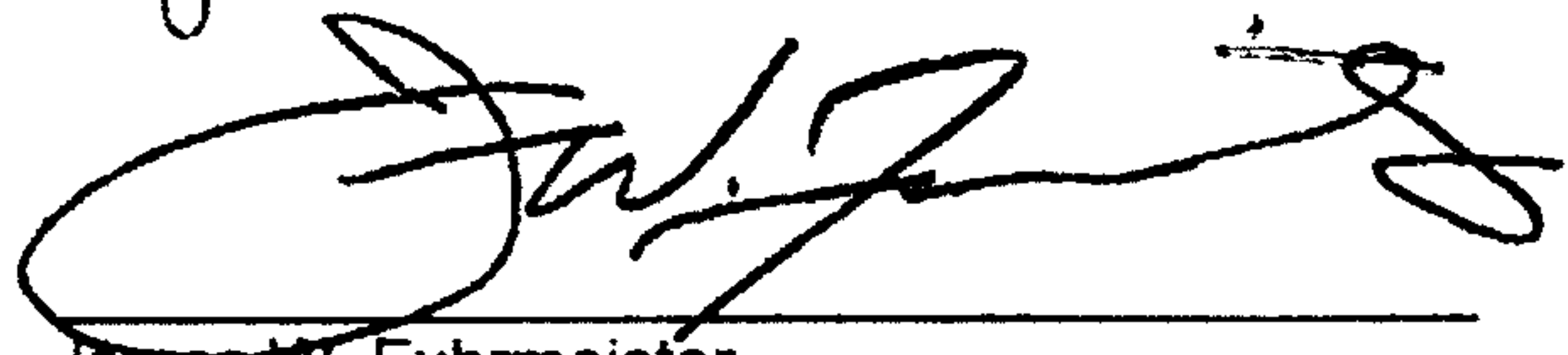
LETTERS TESTAMENTARY

THE STATE OF ALABAMA
COURT OF PROBATE

SHELBY COUNTY
CASE # PR-2014-000534

The Will of **MARGARET R YEAGER**, having been duly admitted to record in said county, **LETTERS TESTAMENTARY** are hereby granted to **BRIAN GREGORY YEAGER**, the Personal Representative named in said Will, who has duly qualified in compliance with the requisite of the law, and is authorized to administer such estate. Subject to the priorities stated in *Ala. Code, §43-8-76 (1975, as amended)*, the said Personal Representative, acting prudently for the benefit of interested persons, have all the powers, without limitation, authorized in transactions under *Ala. Code, §43-2-843 (1975, as amended)*, unless expressly modified in the Will and subject to the following restrictions. **The Personal Representative is prohibited from settling litigation without prior order of this Court.**


Witness my hand, and dated this 22nd day of August, 2014.


James W. Fuhrmeister
JUDGE OF PROBATE

THE STATE OF ALABAMA
SHELBY COUNTY

I, KIMBERLY A. MELTON, CHIEF CLERK of the Probate Court of Shelby County, Alabama hereby certify that the foregoing is a true, correct and full copy of the **LETTERS TESTAMENTARY** issued to **BRIAN GREGORY YEAGER**, as Personal Representative of the Will of **MARGARET R YEAGER**, deceased, as the same appears of record in said court. I further certify that said Letters are still in full force and effect.

Given under my hand, and seal of office, this the 22nd day of August, 2014.


CHIEF CLERK

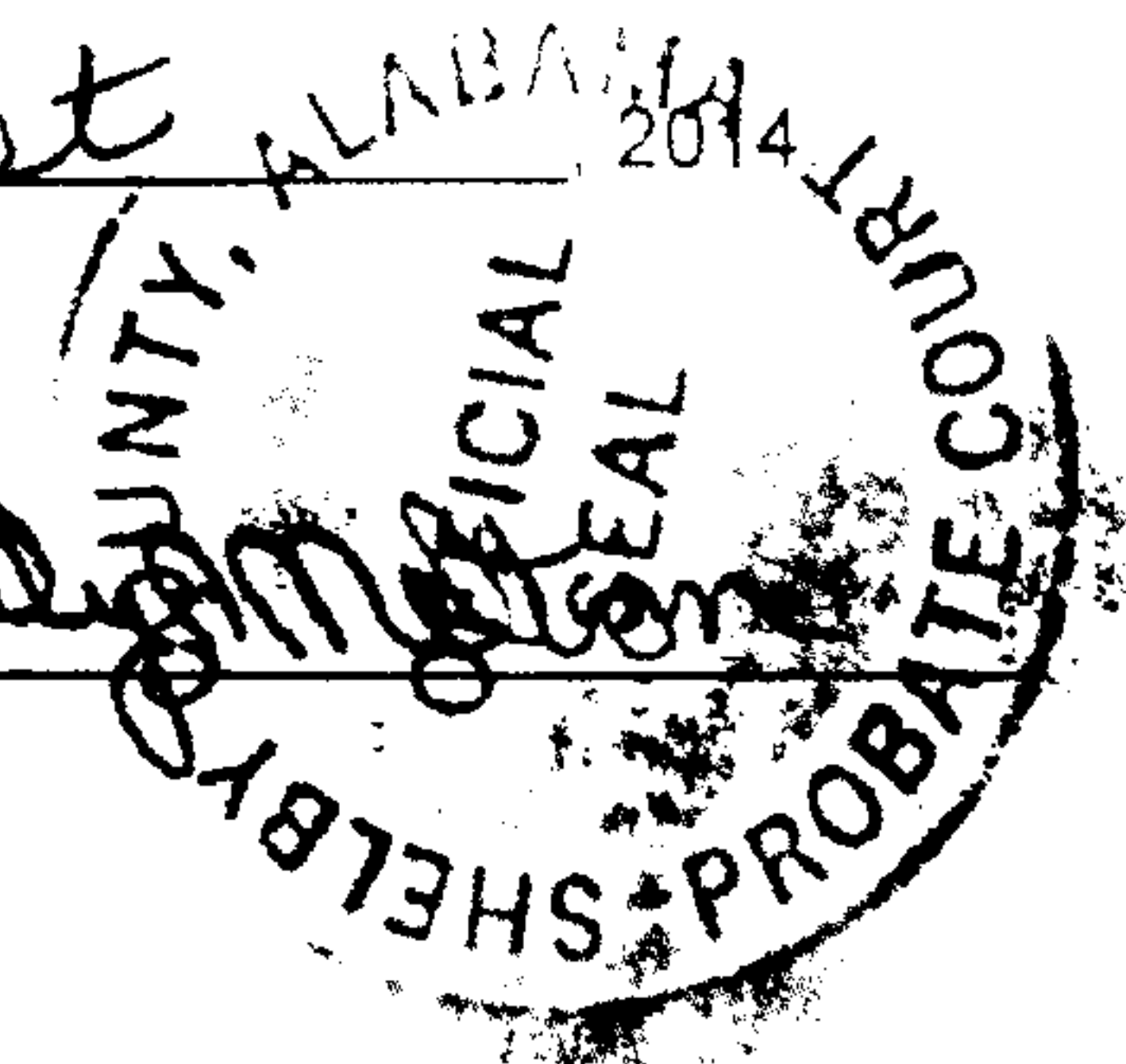



Exhibit "A"


20150109000009720 2/3 \$50.00
Shelby Cnty Judge of Probate, AL
01/09/2015 11:26:17 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	Brian Gregory Yeager, as Executor of the Estate of Margaret R.	Grantee's Name	Wendy S. Yousif
Mailing Address	Yeager, deceased	Mailing Address	199 Calumet Drive Hoover, AL 35242
Property Address 199 Calumet Drive Hoover, AL 35242		Date of Sale January 8, 2015	
		Total Purchase Price \$155,000	
		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)

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> 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 _____	Print A. Eric Johnston
Unattested _____	Sign _____
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20150109000009720 3/3 \$50.00
Shelby Cnty Judge of Probate, AL
01/09/2015 11:26:17 AM FILED/CERT