

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

SEND TAX NOTICE TO:
Larry A. Hicks, Trustee of the Amy Hadaway
Baker Trust dated March 21, 2014
~~645 14th Street~~ 3524 Fox Hollow Lane
~~Calera, AL 35040~~ Calera, AL 35040
~~Calera, AL 35040~~ Birmingham, AL 35226

GENERAL WARRANTY DEED

20150113000012530
01/13/2015 08:58:31 AM
DEEDS 1/2

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Sixty-Six Thousand Six Hundred Sixty-One And No/100 Dollars (\$66,661.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Warren G. Gibson, an unmarried man, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Larry A. Hicks, Trustee of the Amy Hadaway Baker Trust dated March 21, 2014 (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**:

Lots 11 and 12 in Block 62, according to J.H. Dunstan's map and survey of the Town of Calera, Alabama, recorded 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.

Fifty-Five Thousand Four Hundred Fifty And No/100 Dollars (\$55,450.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Richard Gibson, Grantee within that certain Deed recorded in Book 267, Page 815, died on or about July 6, 1997, having predeceased Frances M. Gibson.

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.

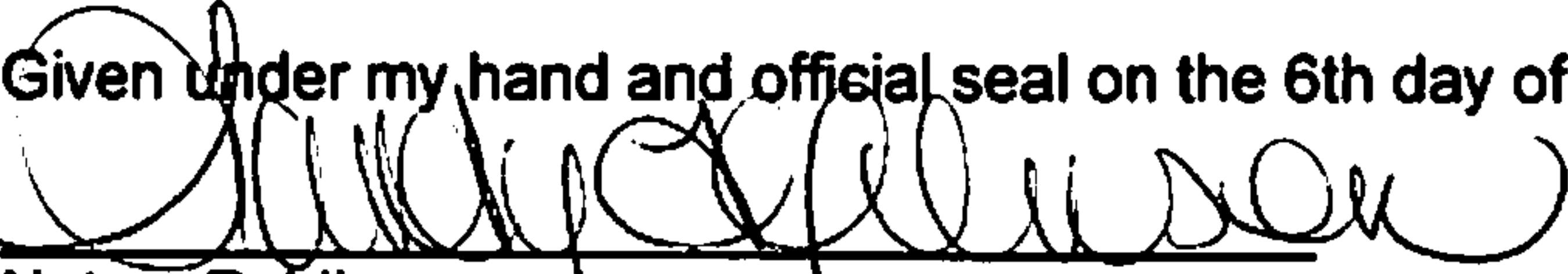
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on January 6, 2015.

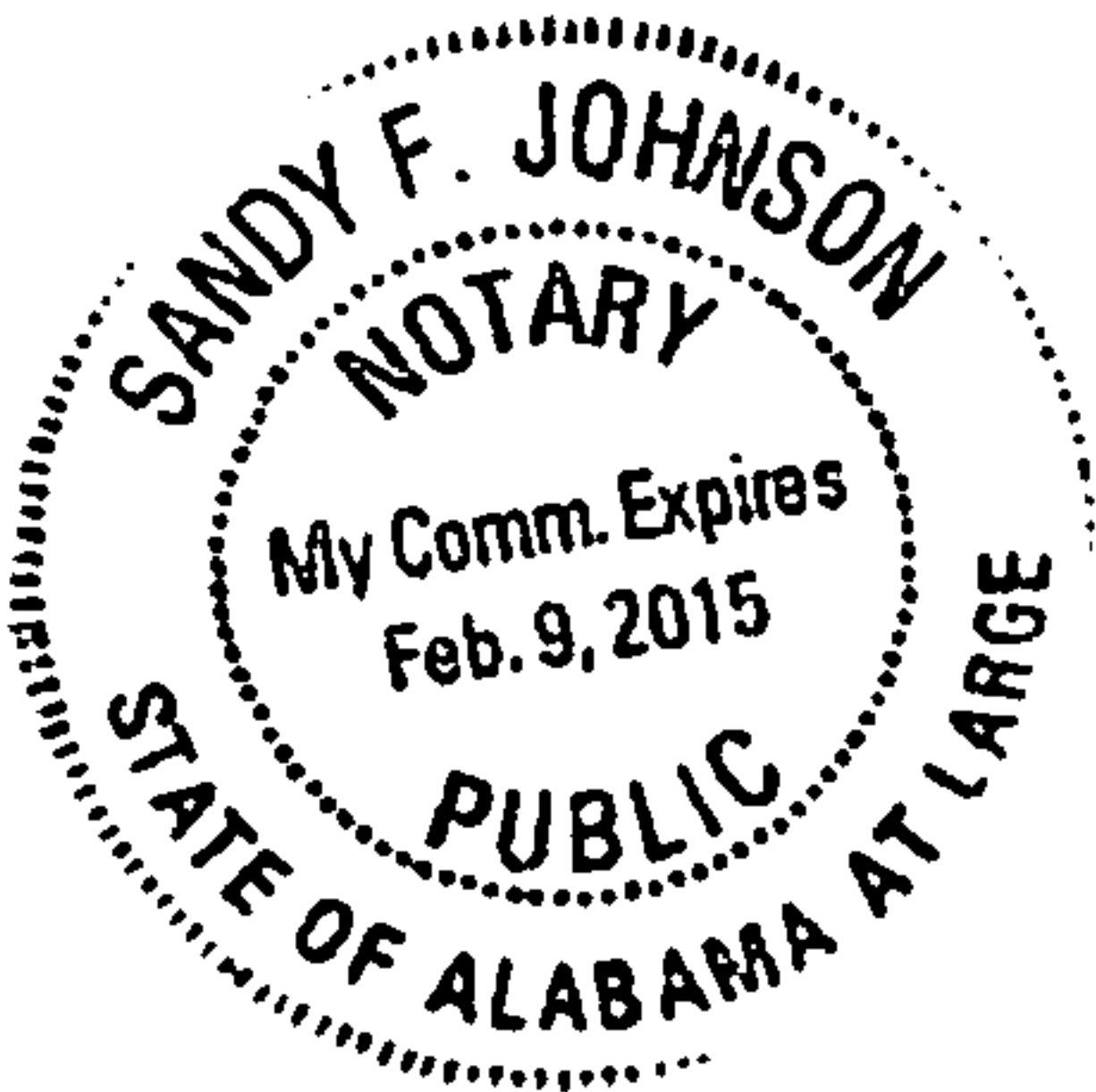

Warren G. Gibson

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Warren G. Gibson, 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 on the day same bears date.

Given under my hand and official seal on the 6th day of January, 2015.


Notary Public
Commission Expires.



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

Grantor's Name Warren G. Gibson

Grantee's Name Larry A. Hicks, Trustee of the Amy Hadaway Baker Trust dated March 21, 2014

Mailing Address 645 14th Street
Calera, AL 35040

Mailing Address 3524 Fox Hollow Ln
Birmingham, AL 35226

Property Address 645 14th Street
Calera, AL 35040

Date of Sale January 6, 2015
Total Purchase Price \$61,661.00

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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 - Warren G. Gibson, 645 14th Street, Calera, AL 35040.

Grantee's name and mailing address - Larry A. Hicks, Trustee of the Amy Hadaway Baker Trust dated March 21, 2014, . .

Property address - 645 14th Street, Calera, AL 35040

Date of Sale - January 6, 2015.

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: January 6, 2015

Sign Warren G. Gibson
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/13/2015 08:58:31 AM
\$23.50 CHERRY
20150113000012530

James W. Fuhrmeister