

This instrument was prepared by:  
Ellis, Head, Owens & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
City of Pelham  
P. O. Box 1419  
Pelham, AL 35124

## WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **One Hundred Fourteen Thousand Four Hundred and no/00 Dollars (\$114,400.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ann Elizabeth McGuire, as Executor of the Estate of Jack Arlen McGuire, Probate Case No. PR-2014-000723, Shelby County, Alabama AND Ann Elizabeth McGuire, as Trustee under Trust established under Will of Jack Arlen McGuire, Probate Case No. PR-2014-000723, Shelby County, Alabama**, (herein referred to as **grantor, whether one or more**) does grant, bargain, sell and convey unto, **City of Pelham**, (herein referred to as **grantee, whether one or more**), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of Saddle Run, as recorded in Map Book 11, Page 28, in the Probate Office of Shelby County, Alabama.


Subject to taxes 2015 and subsequent years, easements, restrictions, rights of way and permits of record.

It is intended to convey all real property or any interest therein which is owned by Grantors or either of them which is contiguous to the property described in Exhibit "A" attached hereto.

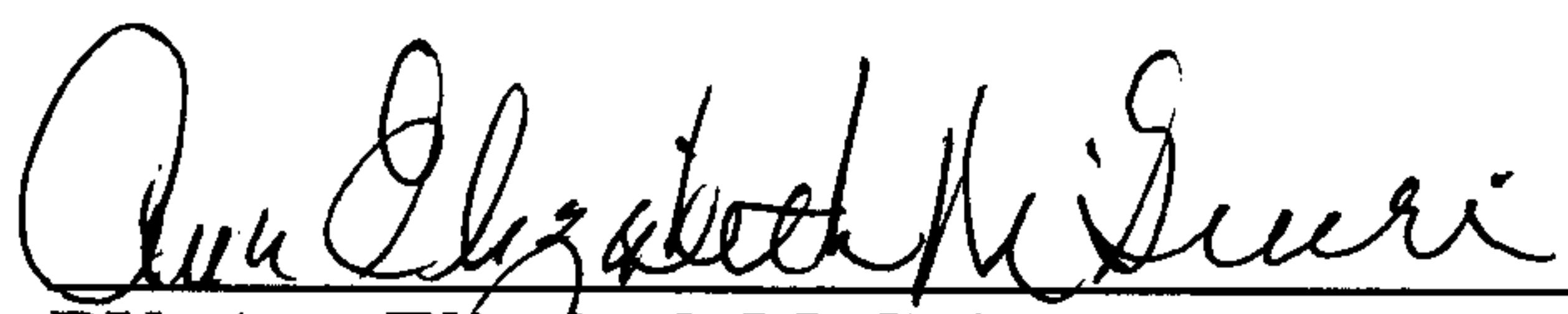
**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 26<sup>th</sup> day of January, 2015.

  
20150127000028270 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
01/27/2015 04:12:46 PM FILED/CERT

**Estate of Jack Arlen McGuire**



**BY: Ann Elizabeth McGuire, as Executor and Trustee under the Will of Jack Arlen McGuire, Probate Case No. PR-2014-000723**

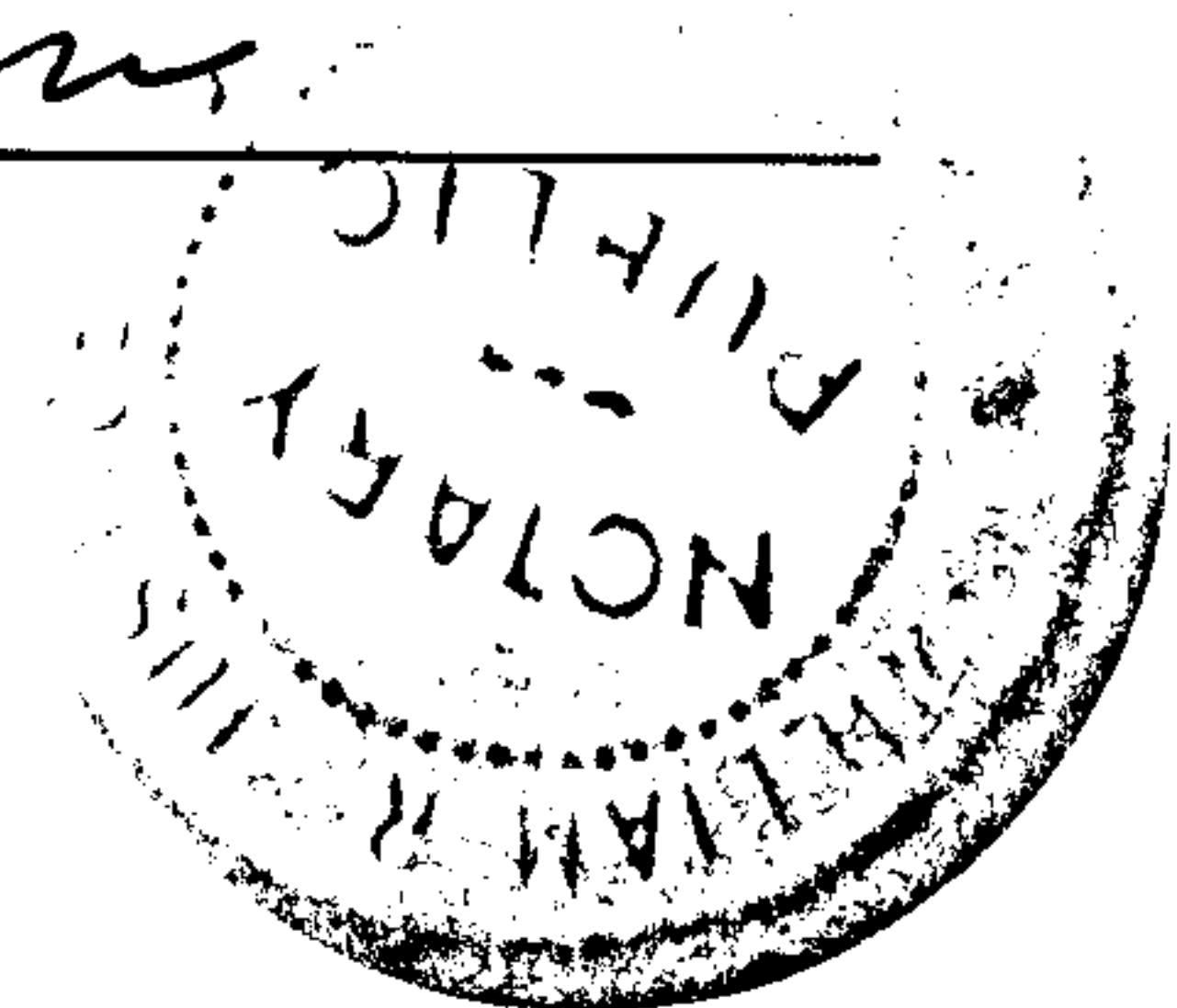
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared Ann Elizabeth McGuire, whose name as Executor and Trustee established under the Will of Jack Arlen McGuire, Probate Case No. PR-2014-000723, 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 the same bears date, in her capacity as Executor and Trustee under the Will.

Given under my hand and official seal this 26<sup>th</sup> day of January, 2015.

My Commission Expires: 9/12/15

  
Notary Public





Real Estate Sales Validation Form  
*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name : Estate of Jack Arlen McGuire  
Mailing Address 975 Four Wings Lake Road  
Alabaster, AL 35007

Grantee's Name: City of Pelham  
Mailing Address: P. O. Box 1419  
Pelham, AL 35124

Property Address: 4058 Saddle Run Circle  
Pelham, AL 35124

Date of Sale 1-26-15  
Total Purchase Price \$ 114,400.00  
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 - 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 1-26-15

✓ Sign Ann Elizabeth McGuire  
(Grantor/Grantee/Owner/Agent) circle one

Print Ann Elizabeth McGuire

☐ Unattested

\_\_\_\_\_  
(Verified by)