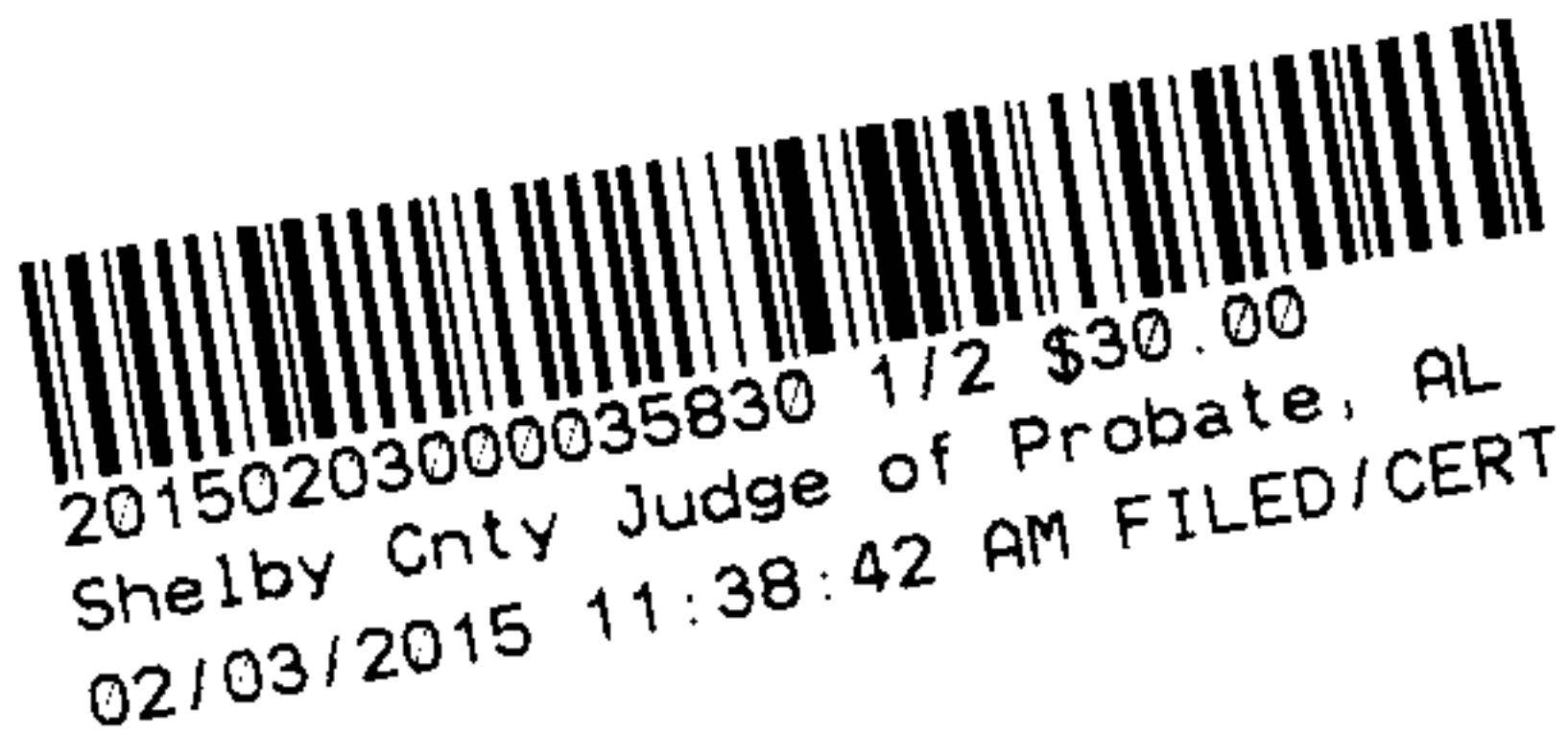


This instrument prepared by:
Christa C. Ketchum
Law Office of Christa C. Ketchum, LLC
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Harvey Bunn
130 Meriweather Way
Calera, AL 35040

GENERAL WARRANTY DEED



STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Sixty-Five Thousand And No/100 Dollars (\$65,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Rachel D. Morrison, unmarried**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Harvey Bunn**, a married man (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 76, according to the Survey of Meriweather, Sector 2, as recorded in Map Book 25, Page 94, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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-Two Thousand And No/100 Dollars (\$52,000.00) 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 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.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the dated of this deed. After this 30 day grace period, Grantee is further prohibited from conveying the property for a sales price greater than \$78,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on January 21, 2015.

Rachel D Morrison by Hugh H Morrison
AS Attorney in fact
Rachel D. Morrison by Hugh H. Morrison, as Attorney in Fact

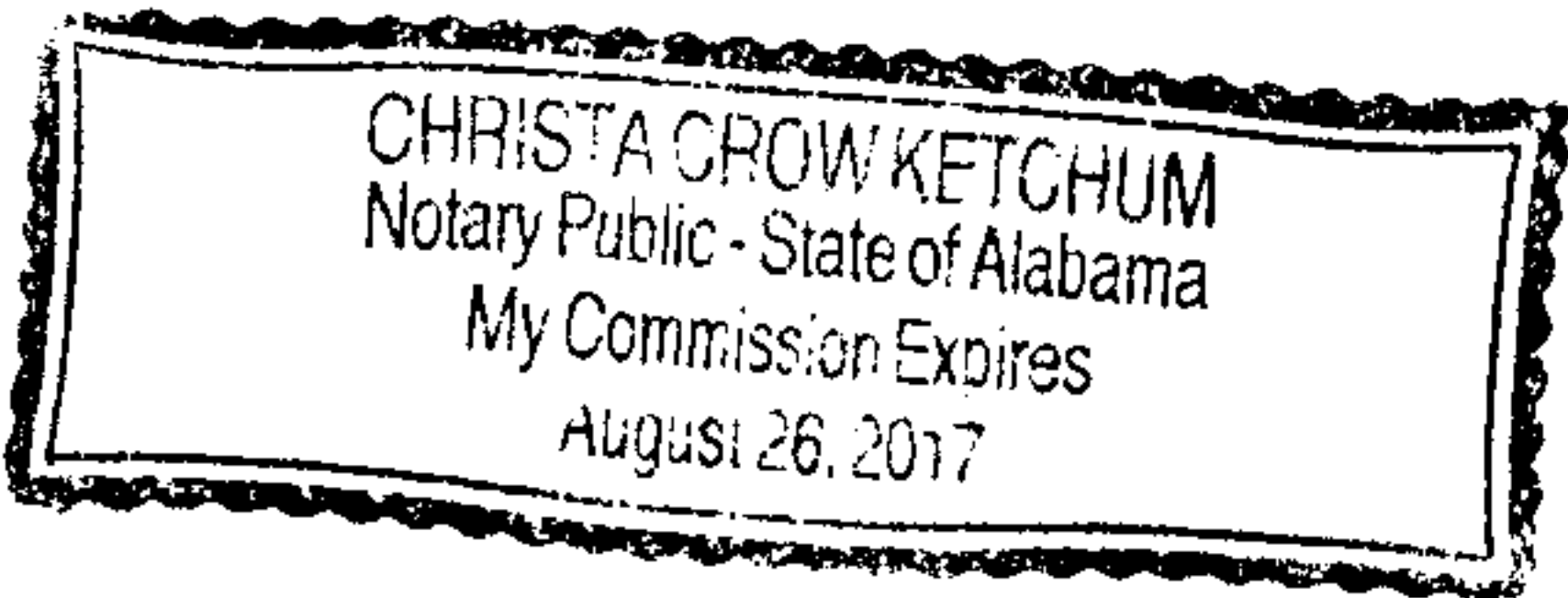
Shelby County, AL 02/03/2015
State of Alabama
Deed Tax: \$13.00

STATE OF ALABAMA
JEFFERSON COUNTY

I, Christa C. Ketchum, Notary Public for the State of Alabama, do hereby certify that Hugh H. Morrison, whose name as Attorney in Fact for Rachel D. Morrison, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he (or she) in his (or her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 21st day of January, 2015..

Christa C Ketchum
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 Rachel D. Morrison

Grantee's Name Harvey Bunn

Mailing Address 130 Meriweather Way
Calera, AL 35040

Mailing Address 109 Big Oak Circle
Maylene, AL 35114

Property Address 130 Meriweather Way
Calera, AL 35040

Date of Sale January 21, 2015

Total Purchase Price \$65,000.00

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 - Rachel D. Morrison, 130 Meriweather Way, Calera, AL 35040.

Grantee's name and mailing address - Harvey Bunn, 109 Big Oak Circle, Maylene, AL 35114.

Property address - 130 Meriweather Way, Calera, AL 35040

Date of Sale - January 21, 2015.

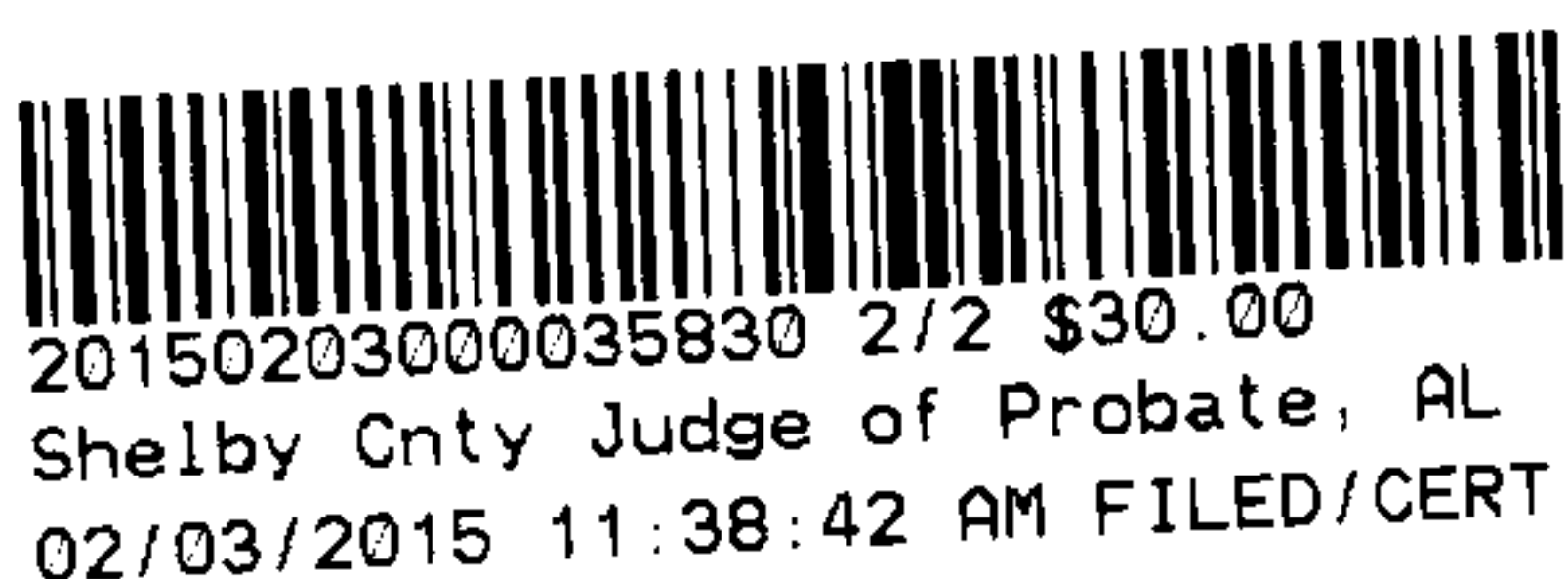
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

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 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: January 21, 2015



Sign 
Agent