

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

**SEND TAX NOTICE TO:**  
Kacie White  
130 Bridgewater Drive  
Helena, AL 35080

**GENERAL WARRANTY DEED**

20150224000058120  
02/24/2015 03:27:21 PM  
DEEDS 1/2

STATE OF ALABAMA                    )  
  
SHELBY COUNTY                        )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Four Hundred Ten Thousand And No/100 Dollars (\$410,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Ben J. Praytor and wife, Tracey L. Praytor and Donald R. Praytor and wife, Veda Praytor, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kacie White (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 229, according to the Amended Map of Riverwoods, Second Sector, as recorded in Map Book 29, Page 121, in the Probate Office of Shelby County, Alabama.

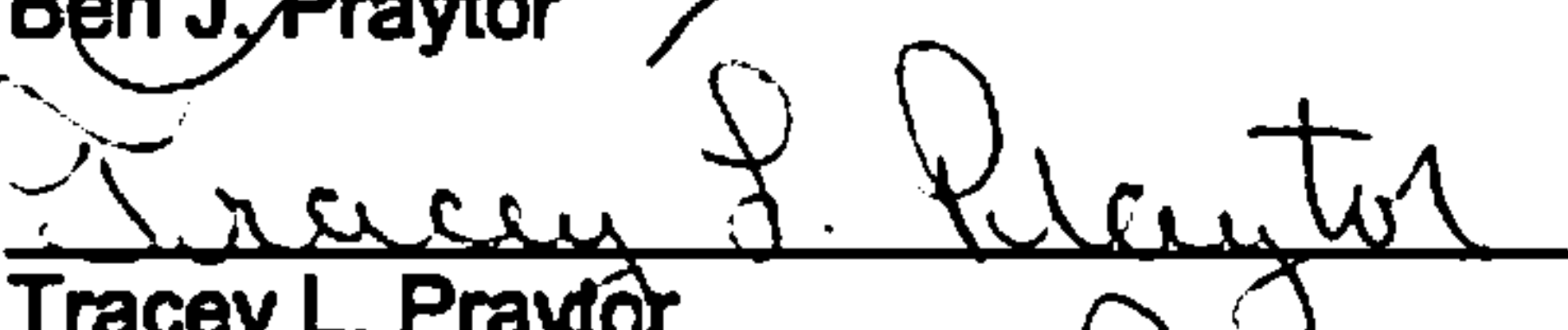
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

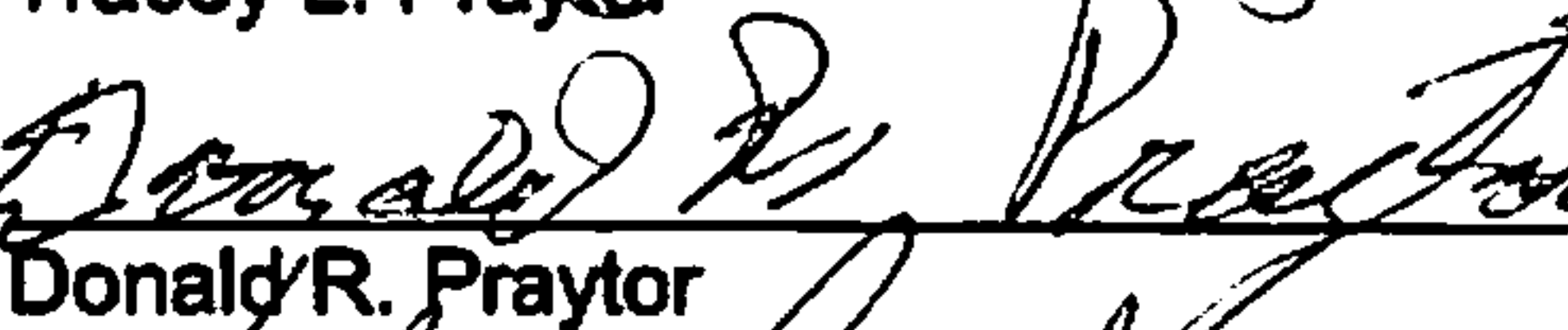
Four Hundred Fifteen Thousand And No/100 Dollars (\$415,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

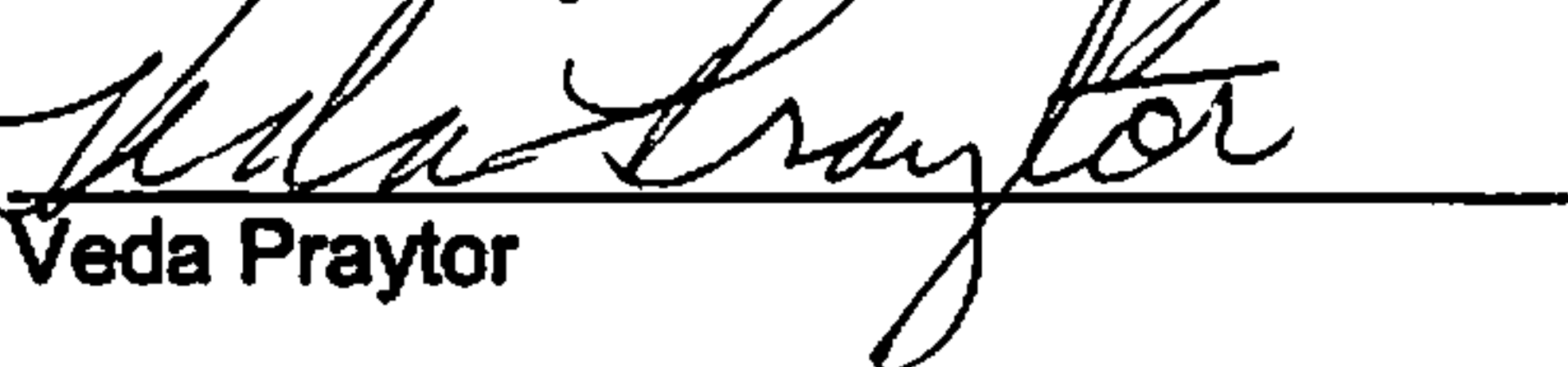
**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said 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.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on February 12, 2015.

  
Ben J. Praytor

  
Tracey L. Praytor

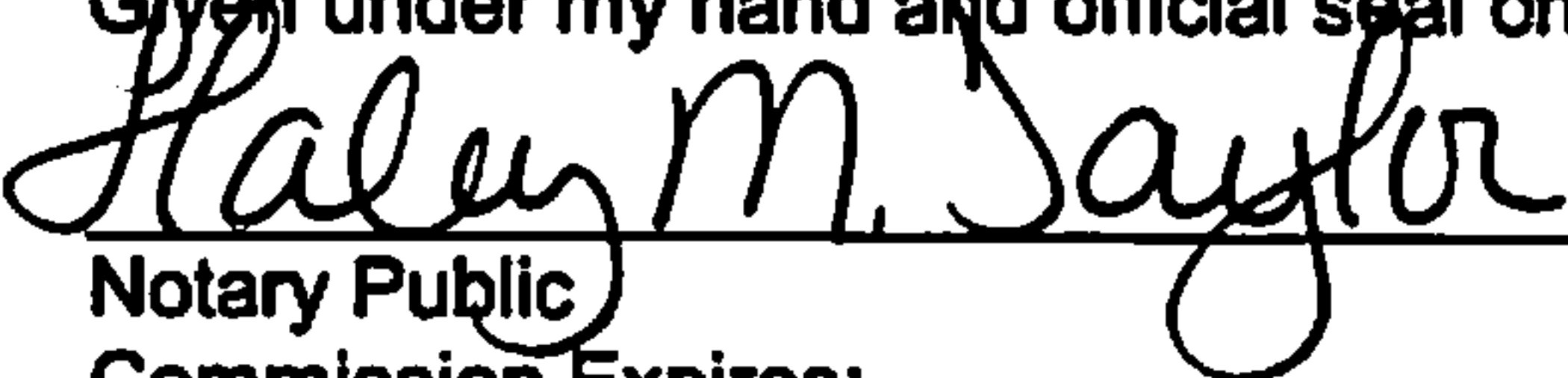
  
Donald R. Praytor

  
Veda Praytor

STATE OF ALABAMA                    )  
SHELBY COUNTY                        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ben J. Praytor and Tracey L. Praytor and Donald R. Praytor and Veda Praytor, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same on the day same bears date.

Given under my hand and official seal on the 12th day of February, 2015.

  
Haley M. Taylor  
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  
20150224000058120 02/24/2015 03:27:21 PM DEEDS 2/2

Grantor's Name Ben J. Praytor and Tracey L. Praytor and Donald R. Praytor and Veda Praytor Grantee's Name Kacie White

Mailing Address 130 Bridgewater Drive  
Helena, AL 35080

Mailing Address

130 Bridgewater Dr  
Helena AL 35080

Property Address 130 Bridgewater Drive  
Helena, AL 35080

Date of Sale February 12, 2015

Total Purchase Price \$410,000.00

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 - Ben J. Praytor and Tracey L. Praytor and Donald R. Praytor and Veda Praytor, 130 Bridgewater Drive, Helena, AL 35080.

Grantee's name and mailing address - Kacie White, . .

Property address - 130 Bridgewater Drive, Helena, AL 35080

Date of Sale - February 12, 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.

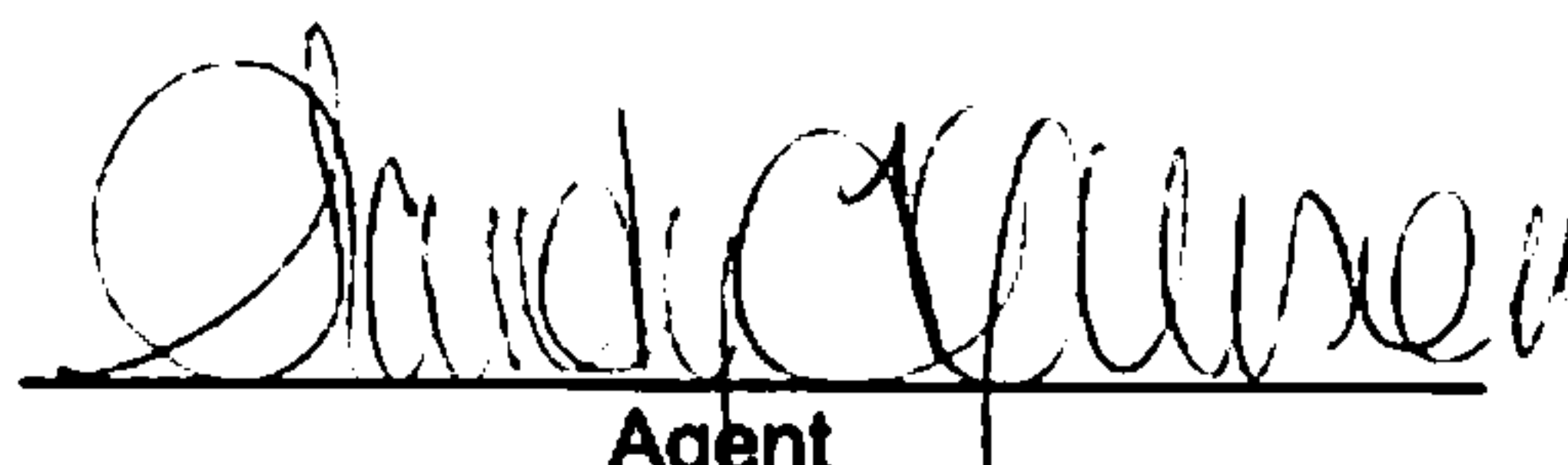
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: February 12, 2015

Sign

  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/24/2015 03:27:21 PM  
\$18.00 CHERRY  
20150224000058120

