

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

SEND TAX NOTICE TO:
Alicia Armstead
194 Oakwell Street
Calera, AL 35040

GENERAL WARRANTY DEED

20150306000069730
03/06/2015 11:25:26 AM
DEEDS 1/2

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars (\$199,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Paul A. Carter and Kimberly L. Carter, Husband and Wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Alicia Armstead (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 73, according to the Final Plat of Camden Cove West Sector 3, Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

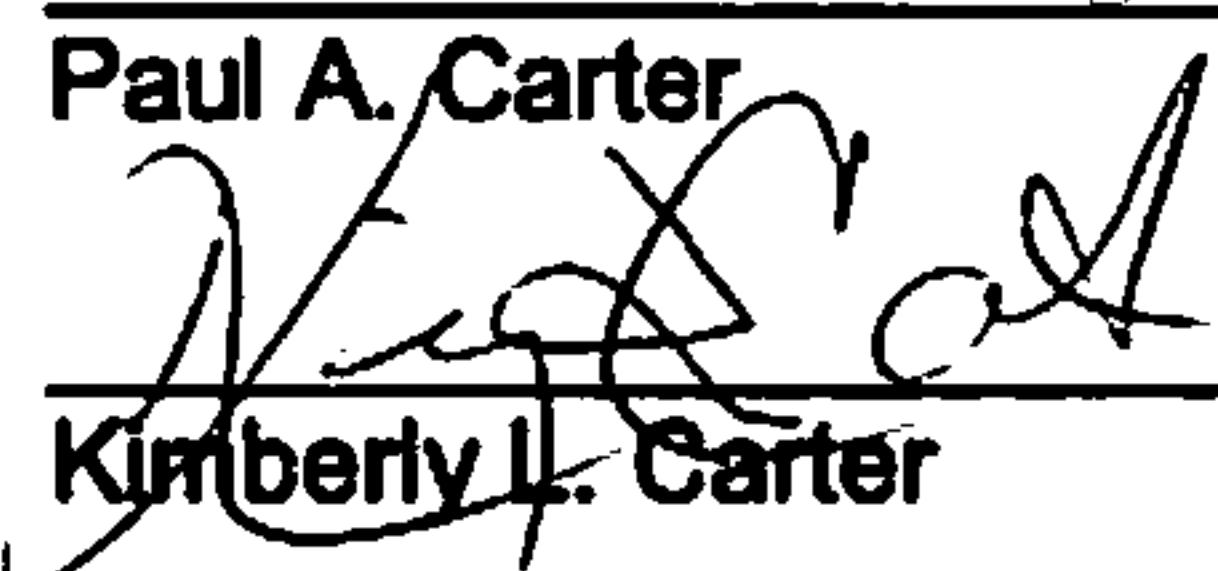
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Three Thousand Nine Hundred Seventy-Nine And No/100 Dollars (\$203,979.00) 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 23, 2015.



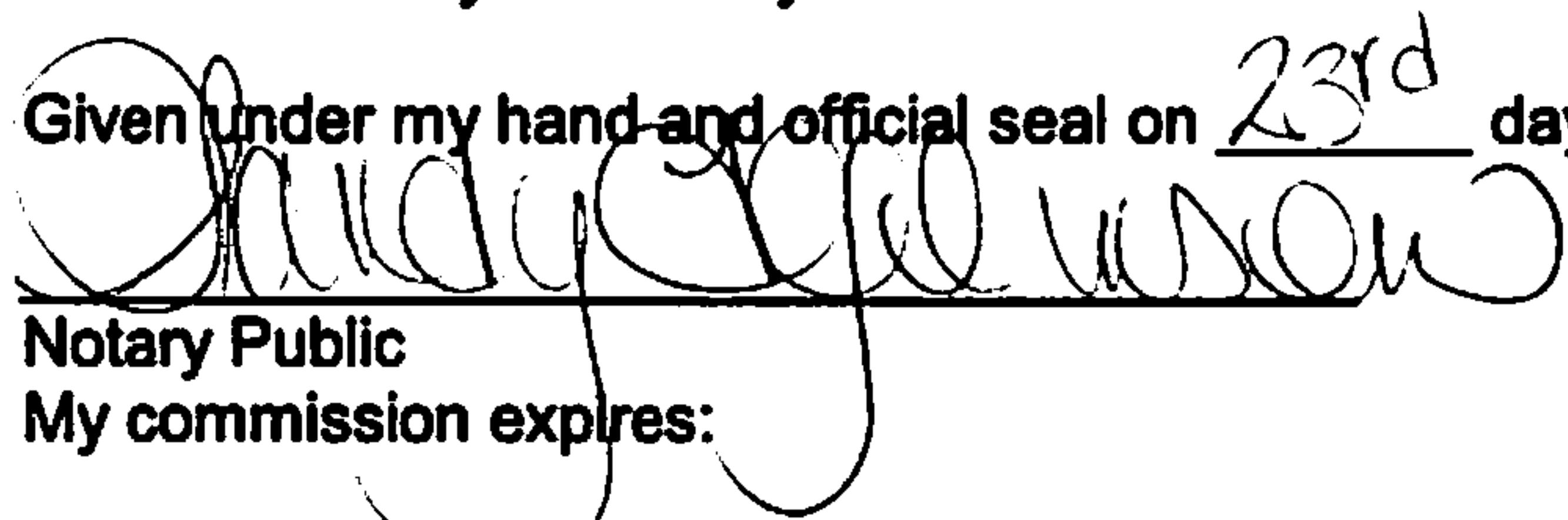
Paul A. Carter


Kimberly L. Carter

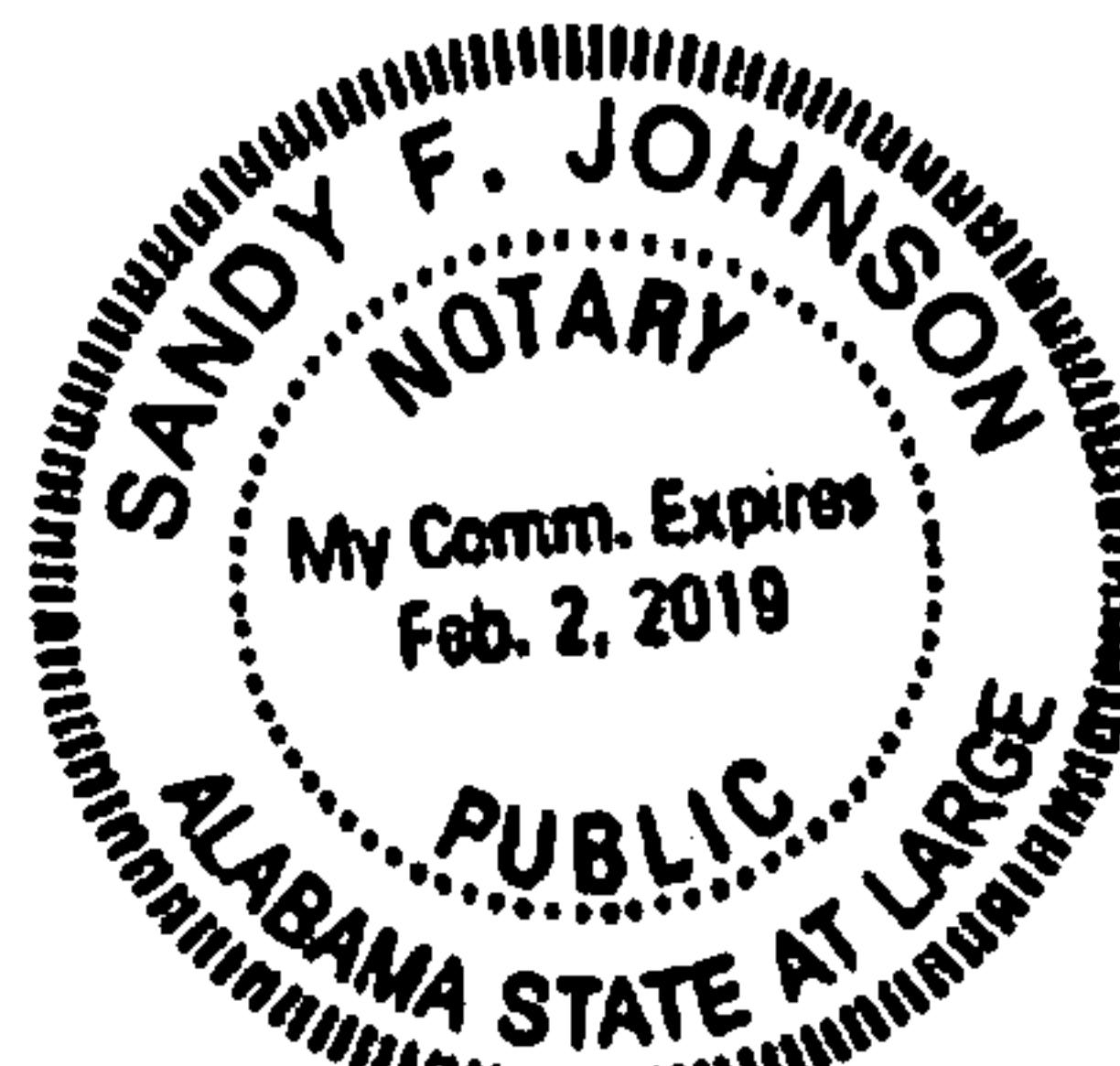
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Paul A. Carter and Kimberly L. Carter 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 voluntarily on the day the same bears date.

Given under my hand and official seal on 23rd day of February, 2015.



Notary Public
My 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 Paul A. Carter and Kimberly L. Carter

Grantee's Name Alicia Armstead

Mailing Address 194 Oakwell Street
Calera, AL 35040Mailing Address 194 Oakwell Street
Calera, AL 35040Property Address 194 Oakwell Street
Calera, AL 35040Date of Sale February 23, 2015
Total Purchase Price \$199,900.00

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 - Paul A. Carter and Kimberly L. Carter, 194 Oakwell Street, Calera, AL 35040.

Grantee's name and mailing address - Alicia Armstead, 194 Oakwell Street, Calera, AL 35040.

Property address - 194 Oakwell Street, Calera, AL 35040

Date of Sale - February 23, 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: February 23, 2015

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/06/2015 11:25:26 AM
\$18.00 CHERRY
20150306000069730

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".