


This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Dan and Tammi Butler
2000 Bluestone Cir.
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20150316000080450 1/4 \$573.00
Shelby Cnty Judge of Probate, AL
03/16/2015 10:32:34 AM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Five Hundred Fifty Thousand and 00/100 Dollars (\$550,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, WILLIAM HALE PROCTOR and EDITH JANISE PROCTOR, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DAN BUTLER and TAMMI BUTLER, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"


Edith Janise Proctor is one and the same person as Edith Janice Proctor.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

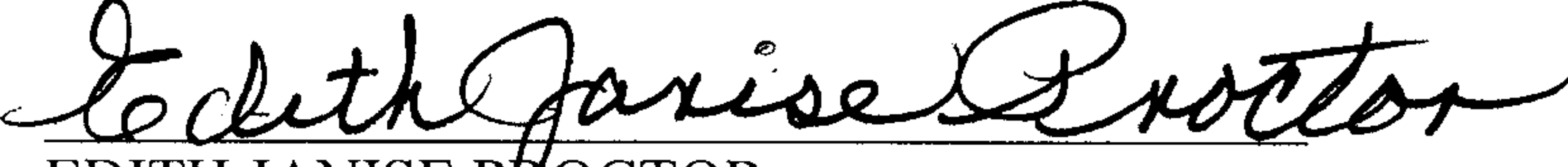
And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same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

Shelby County, AL 03/16/2015
State of Alabama
Deed Tax: \$550.00

Dated this 9th day of March, 2015.


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Shelby Cnty Judge of Probate, AL
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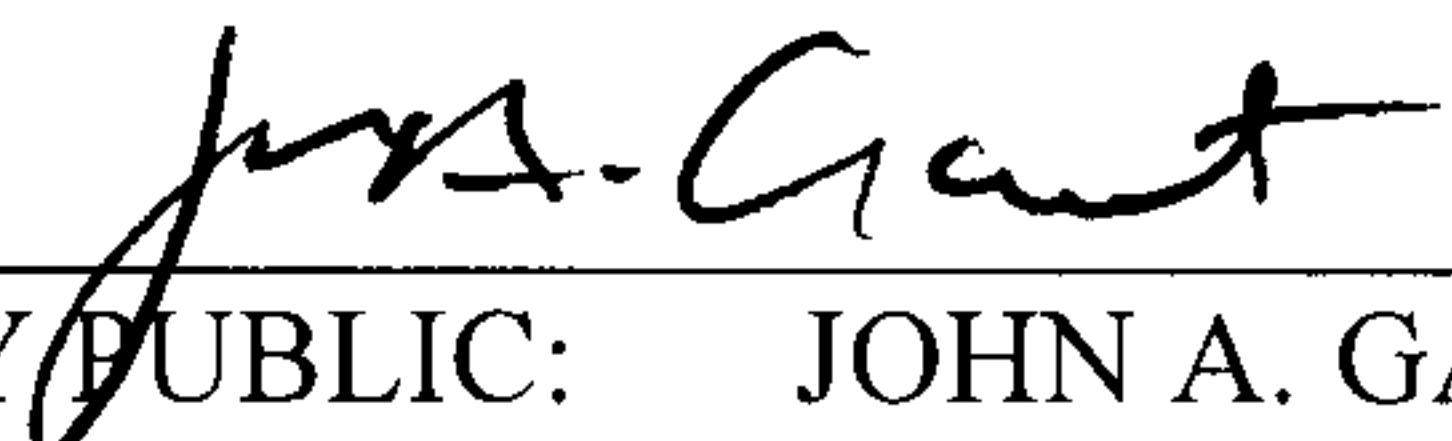

WILLIAM HALE PROCTOR

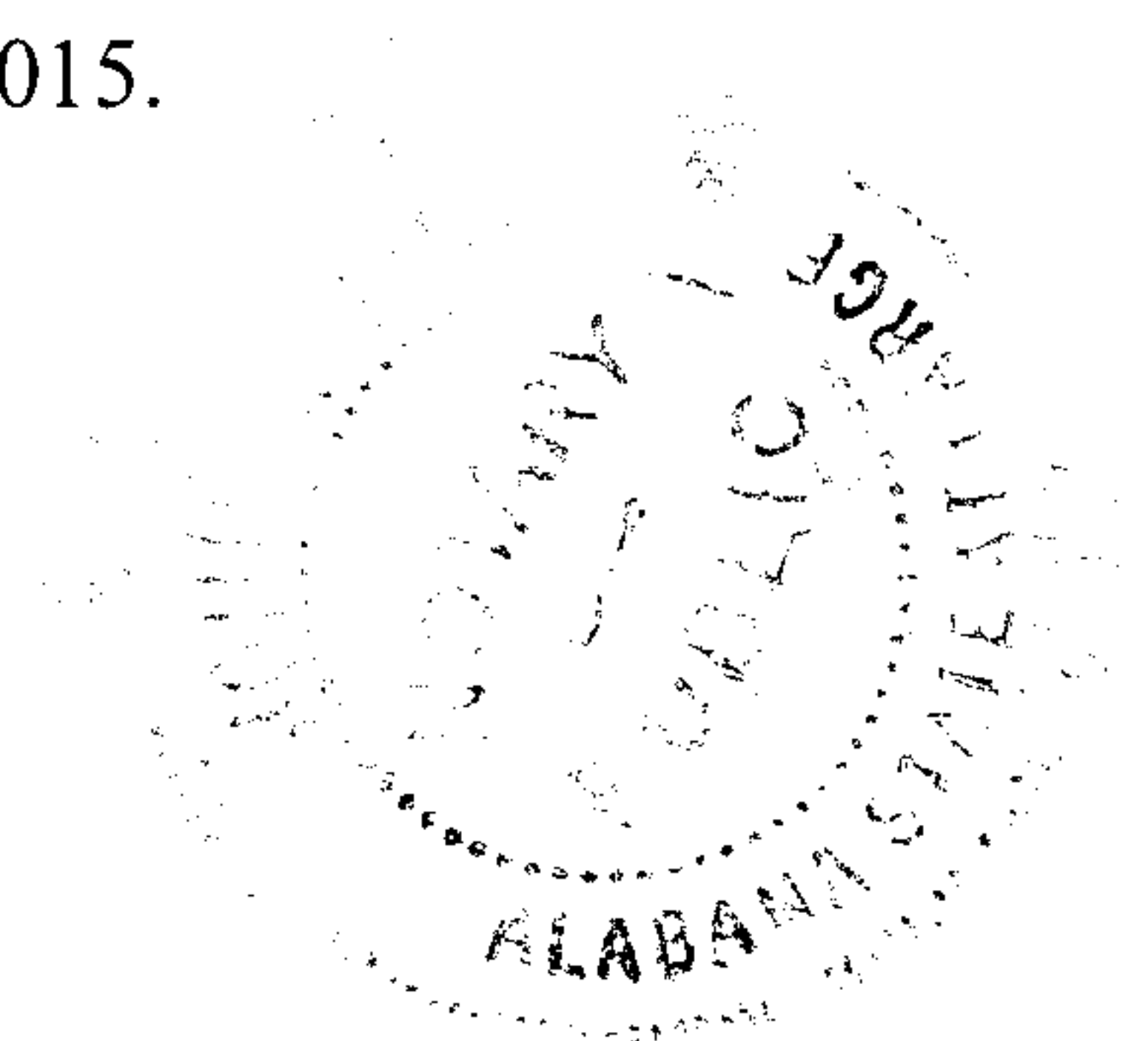

EDITH JANISE PROCTOR

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that WILLIAM HALE PROCTOR and EDITH JANISE PROCTOR, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of March, 2015.


NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2017



Property Address:
2000 Bluestone Cir.
Birmingham, AL 35242

Grantee's Address:
2000 Bluestone Cir.
Birmingham, AL 35242

Grantor's Address:
11 Lake Trail Road
Talladega, AL 35160



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EXHIBIT "A" - LEGAL DESCRIPTION

Lot 1263 , according to the Survey Highland Lakes, 12th Sector, Phase III, an Eddleman Community, as recorded in Map Book 33, page 46, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH non-exclusive easement to use the private roadways, Common Areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument 1994-07111 and amended in Instrument 1996-17543 and further amended in Instrument 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 12th Sector, Phase III, recorded as Instrument 20040510000244590 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name William & Edith Proctor
Mailing Address 11 Lake Trail Rd.
Talladega, AL 35160

Grantee's Name Dan & Tammi Butler
Mailing Address 2000 Bluestone Cir.
Birmingham, AL 35242

Property Address 2000 Bluestone Cir.
Birmingham, AL 35242

Date of Sale 3/9/15

Total Purchase Price \$ 550,000.00

or

Actual Value \$


or

Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other


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* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

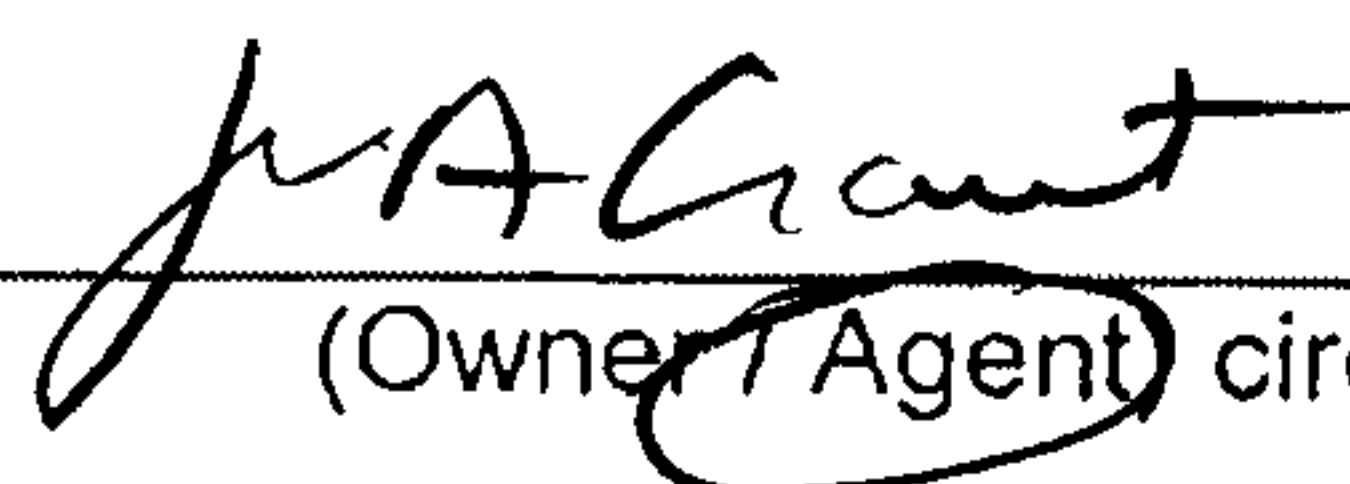
Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 3/9/15

Print John A. Gant

Sign



(Owner / Agent) circle one