

20150402000103540
04/02/2015 09:46:25 AM
DEEDS 1/2

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

SEND TAX NOTICE TO:
Bennie Carter
133 Willow Point Lane
Alabaster, AL 35007

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eighty Nine Thousand Five Hundred And No/100 Dollars (\$89,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Bradley D. McGuffey and wife, Julie McGuffey, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Bennie Carter (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 13, according to the Survey of Willow Point, Phase 1, as recorded in Map Book 21, Page 101, in the Probate Office of Shelby County, Alabama.

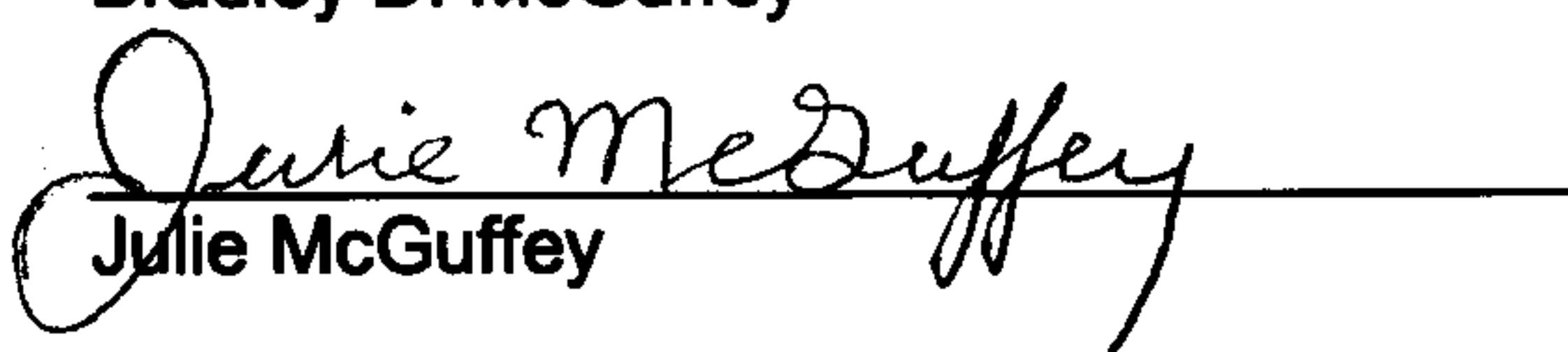
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) 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 March 31, 2015.

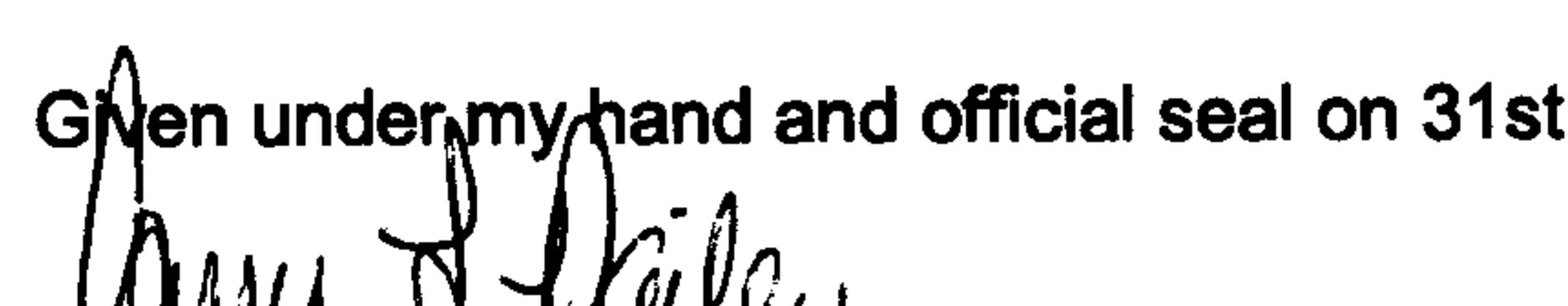

Bradley D. McGuffey

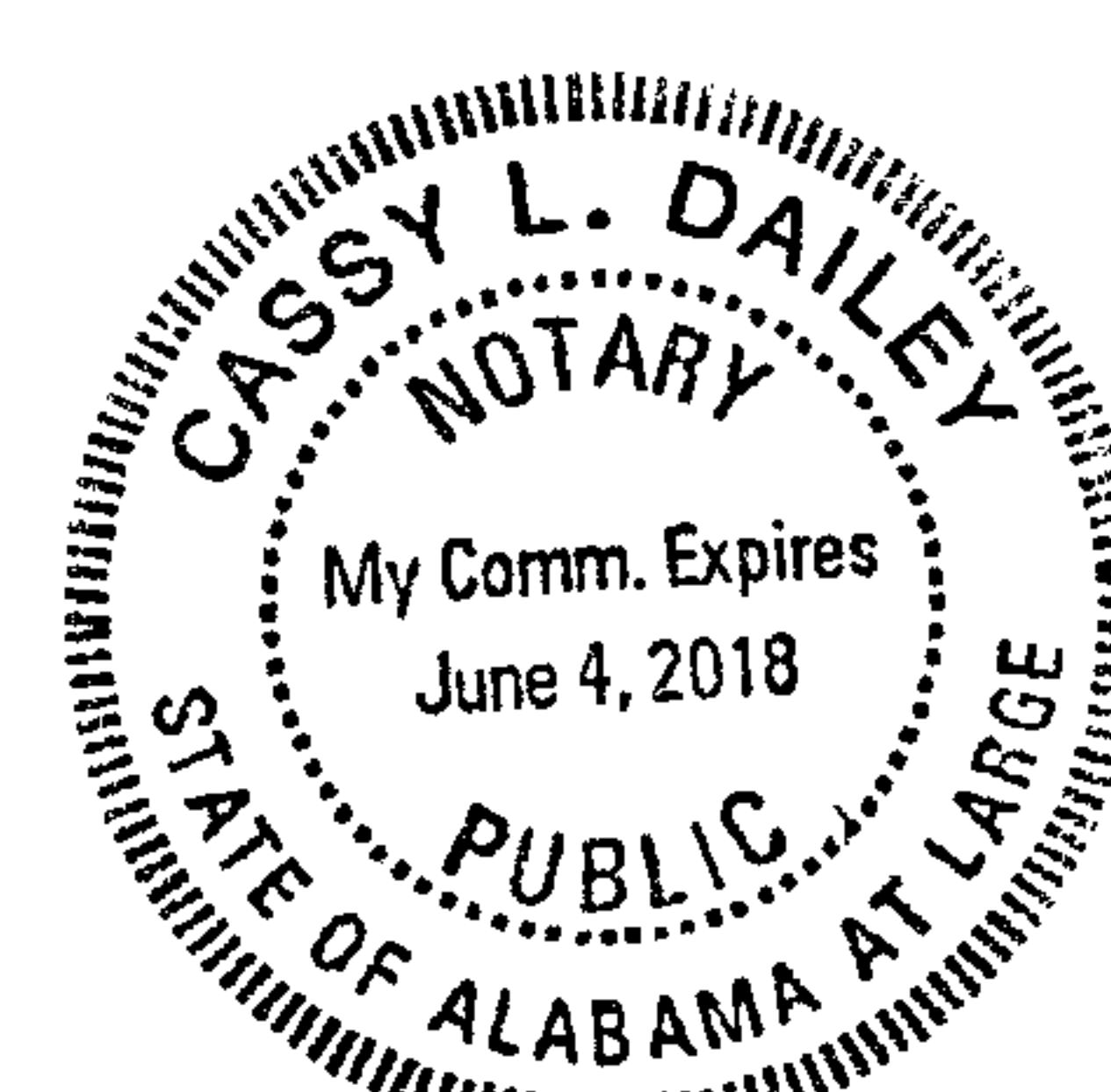

Julie McGuffey

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bradley D. McGuffey and Julie McGuffey, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 31st day of March, 2015.


Cassy L. Dailey
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
20150402000103540 04/02/2015 09:46:25 AM DEEDS 2/2

Grantor's Name Bradley D. McGuffey and Julie McGuffey

Grantee's Name Bennie Carter

Mailing Address 133 Willow Point Lane
Alabaster, AL 35007

Mailing Address 133 Willow Point Lane
Alabaster AL 35007

Property Address 133 Willow Point Lane
Alabaster, AL 35007

Date of Sale March 31, 2015
Total Purchase Price \$89,500.00

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 - Bradley D. McGuffey and Julie McGuffey, 133 Willow Point Lane, Alabaster, AL 35007.

Grantee's name and mailing address - Bennie Carter, , .

Property address - 133 Willow Point Lane, Alabaster, AL 35007

Date of Sale - March 31, 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.

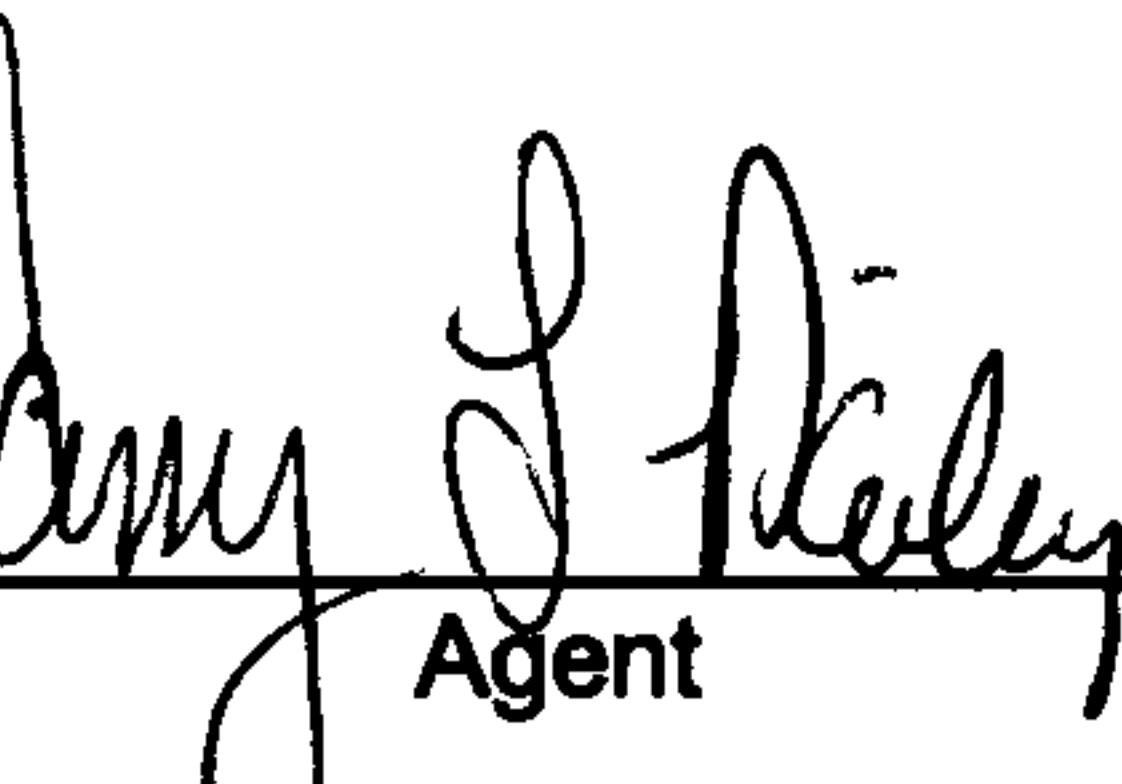
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: March 31, 2015

Sign


Amy J. Riley
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/02/2015 09:46:25 AM
\$106.50 CHERRY
20150402000103540

