

SEND TAX NOTICE TO:

This instrument was prepared by

Name: Tiffany L. Bates
Address: 919 10th Street SW
Alabaster, AL 35007

Name Larry L. Halcomb
Attorney at Law
Address 15 Office Park Circle, Suite #100
Birmingham, AL 35223

Shelby County, AL 04/16/2015
State of Alabama
Deed Tax: \$2.50

Form 1-1-27 Rev.1-86

WARRANTY DEED -

STATE OF ALABAMA }
SHELBY COUNTY }
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred Thirty Four Thousand Nine Hundred & no/100 (\$134,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Rosemarie J. Awtrey, Trustee, or her successors in trust, under the Awtrey Living Trust, dated June 25, 2013 and any amendments thereto

(herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto

Tiffany L. Bates

(herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 141, according to the Survey of Summer Brook Sector 5, Phase 3, as recorded in Map Book 21, page 106, in the Probate Office of Shelby County, Alabama.

Less and except any portion of subject property lying a road right of way.

Minerals and mining rights excepted.

Subject to Taxes for 2015.

Subject to building lines, easements, restrictions, pipeline permit and Right of way to Southern Natural Gas Corporation and Covenant for Storm Water Run-Off Control, of record.

Subject to the rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.

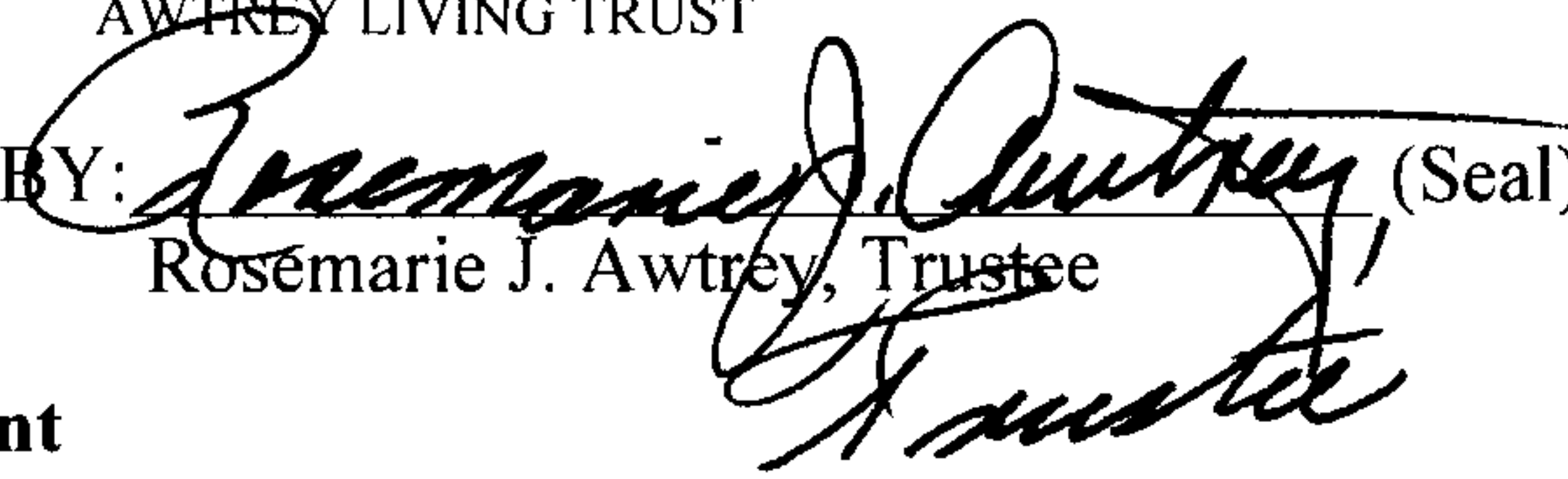
\$ 132,456.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 10th day of April, 2015.

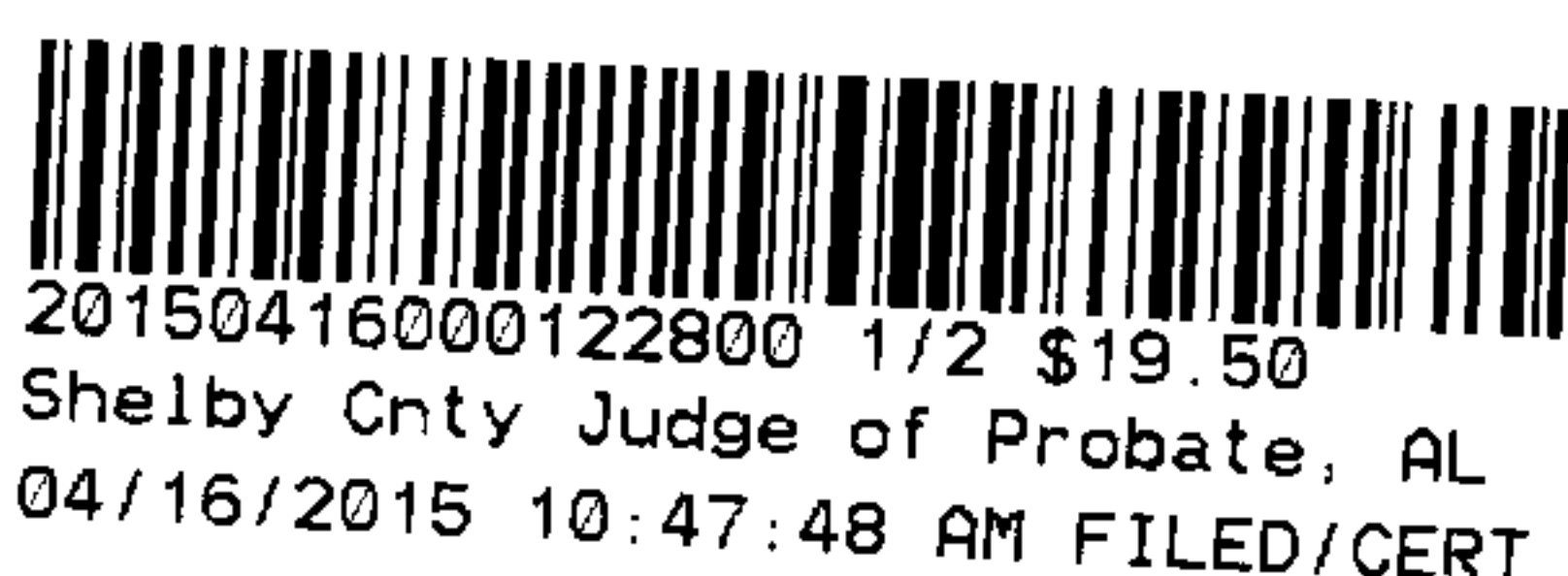
AWTREY LIVING TRUST

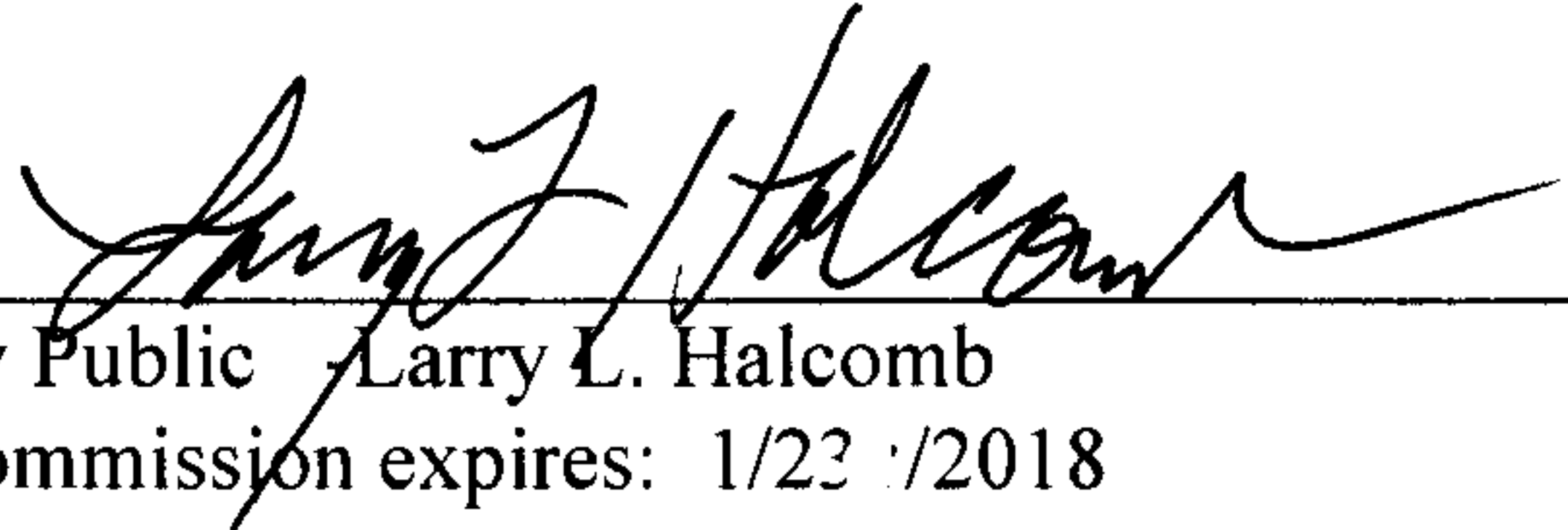
(Seal) BY:  (Seal)
Rosemarie J. Awtrey, Trustee

STATE OF ALABAMA } General Acknowledgment
JEFFERSON COUNTY }

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that **Rosemarie J. Awtrey, Trustee under the Awtrey Living Trust, dated June 25, 2013 and any amendments thereto**, whose name is 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 she executed the same voluntarily on the day the same bears date as Trustee of said Awtrey Living Trust.

Given under my hand and official seal this 10th day of April A.D., 2015.



 (Seal)
Notary Public Larry L. Halcomb
My Commission expires: 1/23 /2018

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name Rosemarie J. Awtrey,
trustee

Grantee's Name Tiffany L. Bates

Mailing Address 919 10th Street SW
Alabaster, AL 35007

Mailing Address 919 10th Street SW
Alabaster, AL 35007

Property Address 919 10th Street SW
Alabaster, AL 35007

Date of Sale

April 14, 2015

*Deed signed
4/10/15*

Total Purchase Price

\$134900.00

Or

Actual Value

Or

Assessor's Market Value


20150416000122800 2/2 \$19.50
Shelby Cnty Judge of Probate, AL
04/16/2015 10:47:48 AM FILED/CERT

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 the required information referenced above, the filing of this form is not required.

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, if available.

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, 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: April 14, 2015 Print: Larry L. Halcomb

____ Unattested _____

Sign :

