

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Chase Goodwin
148 Lauchlin Way
Pelham AL 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Forty Nine Thousand Dollars and zero cents (**\$249,000.00**), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Kenneth G. Whitesides and wife, Yelanda Regina Whitesides**, grant, bargain, sell and convey unto **Chase Goodwin**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

Lot 1145, according to the Plat of Lauchlin at Ballantrae, Phase II, as recorded in Map Book 38, Page 114, in the Probate Office, Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to taxes for 2015 and subsequent years, easements, restrictions, rights of way and permits of record.


Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$241,530.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$7470.00) of the aforementioned was paid by second mortgage filed simultaneously herewith.

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

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


20150512000157150 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/12/2015 01:37:34 PM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of April, 2015.

Kenneth G. Whitesides
Kenneth G. Whitesides

Yelanda Regina Whitesides
Yelanda Regina Whitesides

STATE OF South Carolina
COUNTY OF Spartanburg

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kenneth G. Whitesides**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of November, 2014

Mrs. W. J. [Signature]
Notary Public

My Commission Expires: 5/2/2024


STATE OF _____
COUNTY OF _____

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Deborah K. Reeves**, whose name is signed to the foregoing conveyance, and who is 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.

Given under my hand and official seal this _____ day of _____, 20____.

Notary Public

My Commission Expires: _____


20150512000157150 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/12/2015 01:37:34 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Brookfield Relocation Inc.
Mailing Address 16260 North 71st Street, Scottsdale, AL 85254
Property Address 148 Lauchlin Way, Pelham, AL 35124

Grantee's Name Chase Goodwin
Mailing Address 148 Lauchlin Way, Pelham AL 35124, AL
Date of Sale April 30, 2015
Total Purchase Price \$249,000.00
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, 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 - 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 of 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 30, 2015

Print M. T. Alchison
Sign (Grantor/Grantee/Owner/Agent) circle one

Unattested AC (verified by)

