

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Stephane N. Horstead
315 St. Charles Way
Helena, Alabama 35080

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this May 18, 2015, That for and in consideration of **ONE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND NO/100 (\$129,900.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **WYLLENE M FAUSETT, an unmarried woman, CHARLOTTE F. MCGREAHAM, a married woman, and WYLLENE M. FAUSETT AND CHARLOTTE F. MCGREAHAM, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE FAUSETT LIVING TRUST DATED APRIL 8, 1999 AND ANY AMENDMENTS THERETO**, (herein referred to as "Grantors"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **STEPHANE N. HORSTEAD**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

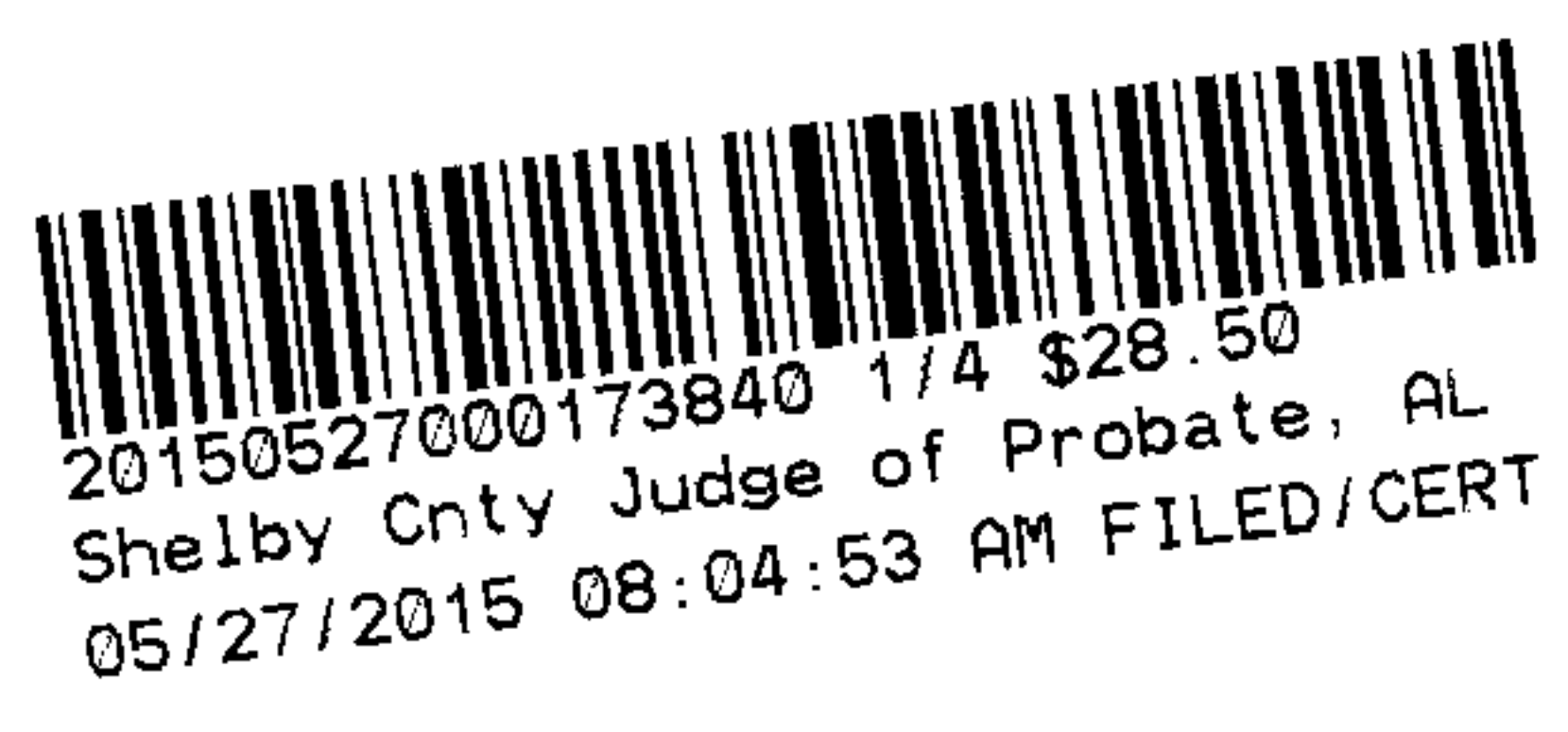
Lot 38, according to the Survey of St. Charles Place, Phase Three, Sector Three, as recorded in Map Book 22, Page 2, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2015 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 22, Page 2.

THE PROPERTY CONVEYED HEREIN IS NOT THE HOMESTEAD OF CHARLOTTE F. MCGREAHAM NOR THE HOMEASTEAD OF CHARLOTTE F. MCGREAHAM'S SPOUSE.

Shelby County, AL 05/27/2015
State of Alabama
Deed Tax: \$2.50



TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this day of May 18, 2015.

GRANTORS:

Wyllene M. Fausett

Wyllene M. Fausett, as Trustee, under the Fausett Living Trust dated April 8, 1999 and any amendments thereto

Charlotte F. McGreaham


Charlotte F. McGreaham, as Trusee, under the Fausett Living Trust dated April 8, 1999 and any amendments thereto

Wyllene M. Fausett

Wyllene M. Fausett

Charlotte F. McGreaham

Charlotte F. McGreaham


20150527000173840 2/4 \$28.50
Shelby Cnty Judge of Probate, AL
05/27/2015 08:04:53 AM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Wyllene M. Fausett and Charlotte F. McGreaham each signed individually and Wyllene M. Fausett and Charlotte F. McGreaham each signed as Trustees under the Fausett Living Trust dated April 8, 1999 and any amendments thereto, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Wyllene M. Fausett and Charlotte F. McGreaham each signed individually and Wyllene M. Fausett and Charlotte F. McGreaham each signed as Trustees under the Fausett Living Trust dated April 8, 1999 and any amendments thereto.


IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 18, 2015.



C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

[Affix Seal Here]


20150527000173840 3/4 \$28.50
Shelby Cnty Judge of Probate, AL
05/27/2015 08:04:53 AM 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 Fausett Living Trust
Mailing Address Wyllene M. Fausett
Charlotte F. McGreaham
315 St. Charles Way, Helena AL 35080

Grantee's Name Stephane N. Horstead
Mailing Address _____
315 St. Charles Way
Helena, Alabama 35080

Property Address 315 St. Charles Way
Helena, Alabama 35080

Date of Sale 05/18/15
Total Purchase Price \$ \$129,900.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20150527000173840 4/4 \$28.50
Shelby Cnty Judge of Probate, AL
05/27/2015 08:04:53 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 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 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 _____

Print C. Ryan Sparks

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1