

This Instrument was prepared by:
Gregory D. Harrelson
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:
Jason Fulton
1555 6th Avenue North
Calera, AL 35040

WARRANTY DEED

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

That in consideration of EIGHTY FOUR THOUSAND FIVE HUNDRED and 00/100 Dollars (\$84,500.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Anita C. Cole, a single individual, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Jason Fulton, and Helen K. Fulton, husband and wife (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

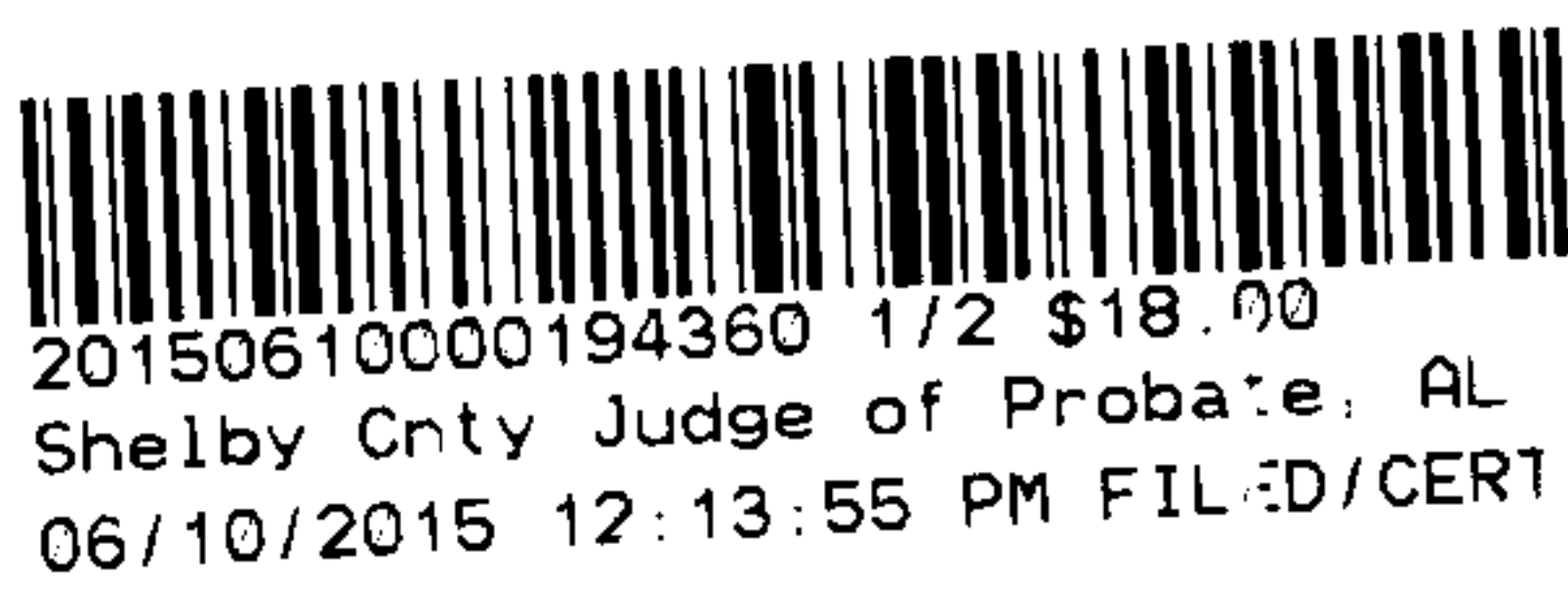
Lots 8, 9, 10 in Block 60, and a 20 foot vacated alley lying immediately East thereof, according to the Survey of J.H. Dunstan’s Map and Survey of the Town of Calera, Alabama; being situated in Shelby County, Alabama. Said map is unrecorded and is not available for recordation.

Subject to: (1) Ad valorem taxes due and payable October 1, 2015 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

\$84,500.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.
And the Grantor does for herself and for her heirs, executors and assigns covenant with the said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will, and her heirs, executors and assigns 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 hereunto set our hand and seal on this the 6th day of May, 2015.



Anita C. Cole

By: Chris Vonderau as Attorney-in-Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ChrisVonderau, whose name as Attorney-in-Fact for Anita C. Cole, 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, as such Attorney-in-Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand, this 6th day of May, 2015.

NOTARY PUBLIC
My Commission Expires: 8-25-15

Real Estate Sales Validation Form

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

Grantor's Name Anita C Cole
Mailing Address 718 Daily Mill Rd
McDonough, GA 30253

Grantee's Name Jason + Helen Fulton
Mailing Address 1555 6th Ave N
Calera, AL 35040

Property Address 1555 6th Ave N
Calera, AL 35040

Date of Sale 5-6-15
Total Purchase Price \$ 84,500.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filling 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 5-6-15

Print Gregory D. Harrison

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



2015061000194360 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
06/10/2015 12:13:55 PM FILED/CERT