

Send tax notice to:
Lori A. Simpson
261 High Ridge Drive
Pelham, AL 35124

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

PEL500174

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Five Thousand and 00/100 Dollars (\$145,000.00) in hand paid to the undersigned, John A. Bullington and Joan B. Bullington, Husband and Wife, and Ashley A. Bullington, an unmarried woman (hereinafter referred to as "Grantors"), by Lori A. Simpson (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 125, according to the Final Plat of High Ridge Village Phase 7, as recorded in Map Book 31, Page 39, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:


ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$137,750.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

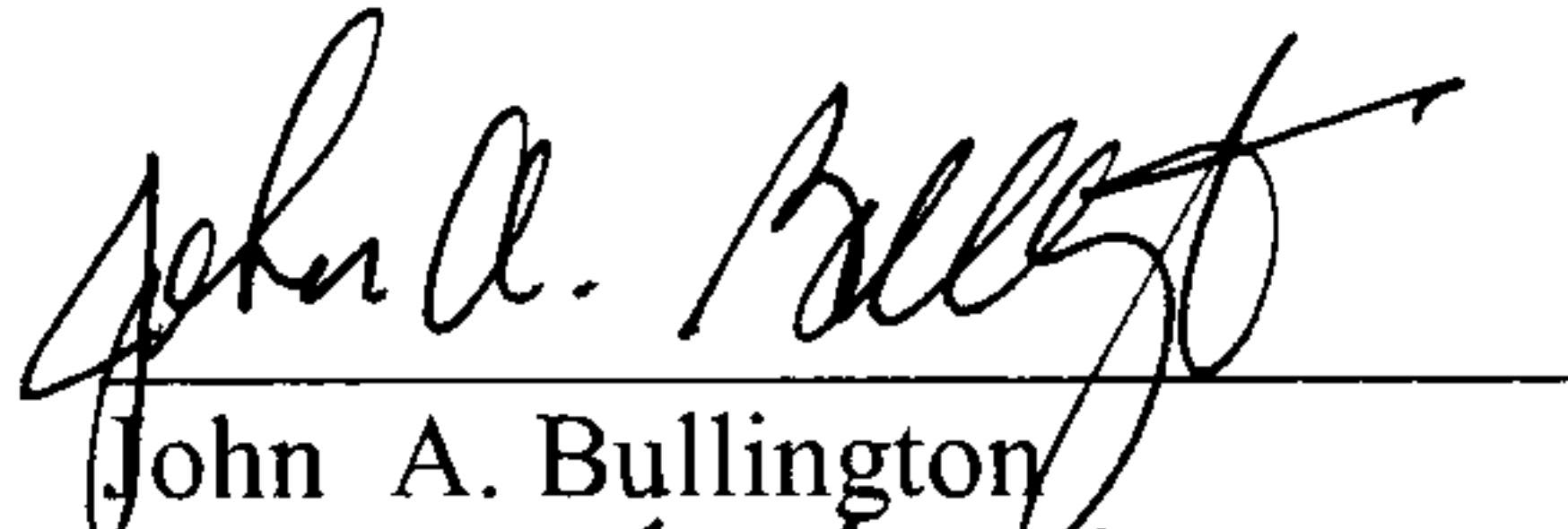
TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and
assigns forever.

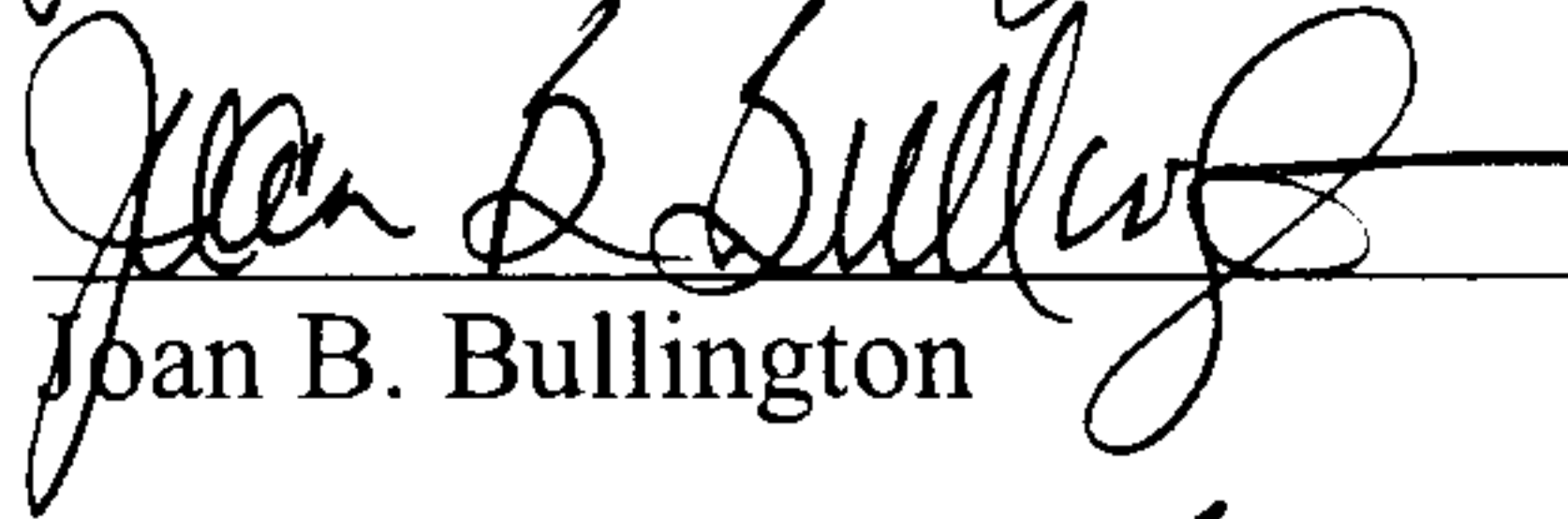
The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

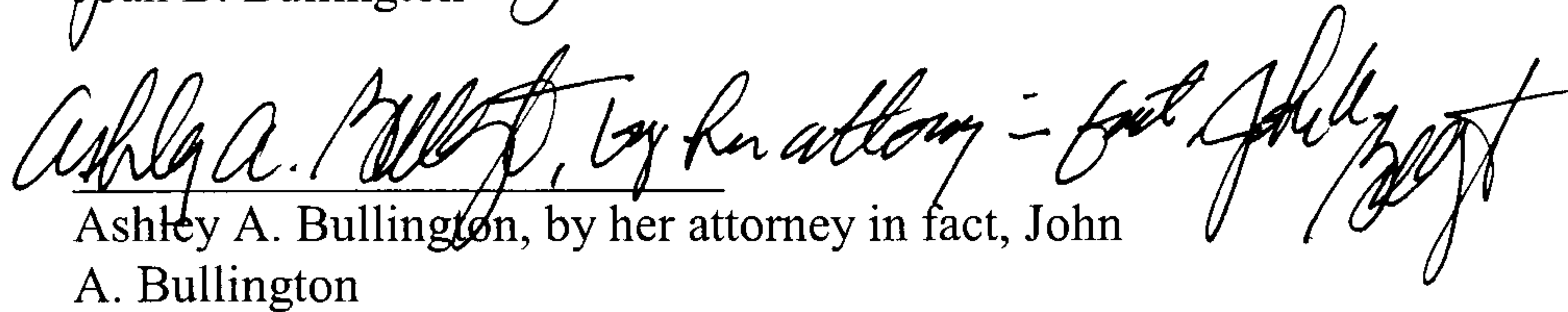
Shelby County, AL 08/04/2015
State of Alabama
Deed Tax: \$7.50


20150804000267630 1/3 \$28.50
Shelby Cnty Judge of Probate, AL
08/04/2015 11:37:03 AM FILED/CERT

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 3rd day of August, 2015.


John A. Bullington


Joan B. Bullington


Ashley A. Bullington, by her attorney in fact, John A. Bullington

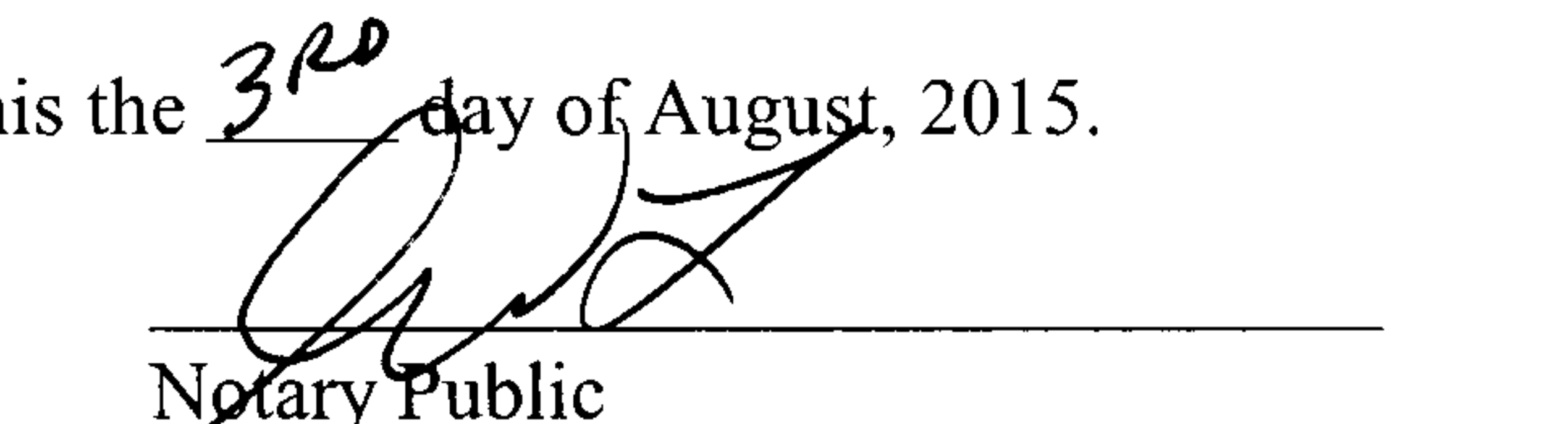
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John A. Bullington and Joan B. Bullington, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of August, 2015.

STATE OF ALABAMA
COUNTY OF Shelby

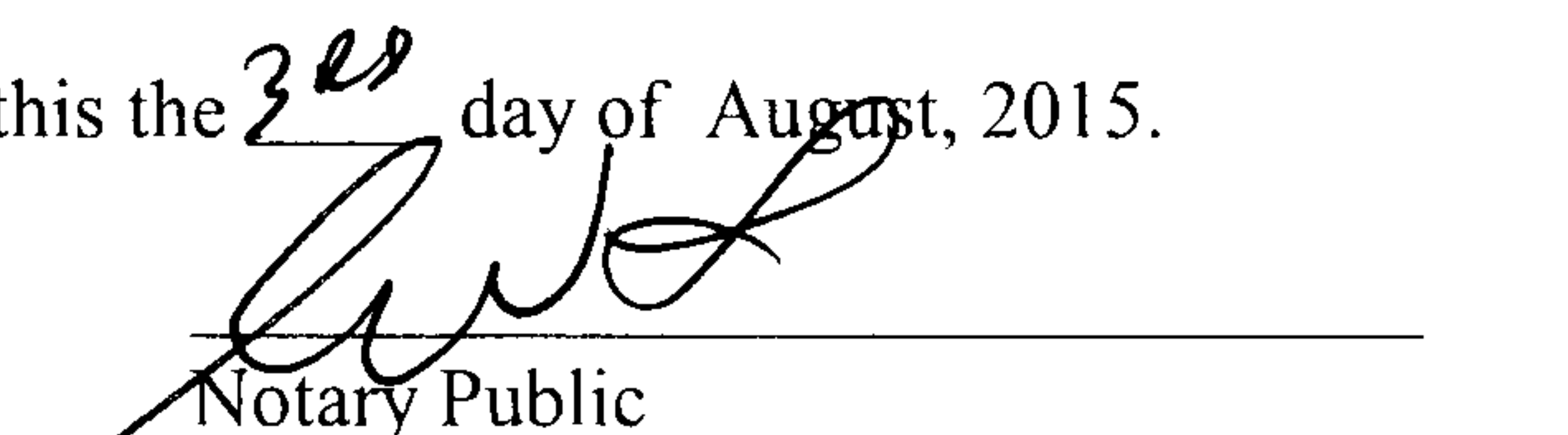


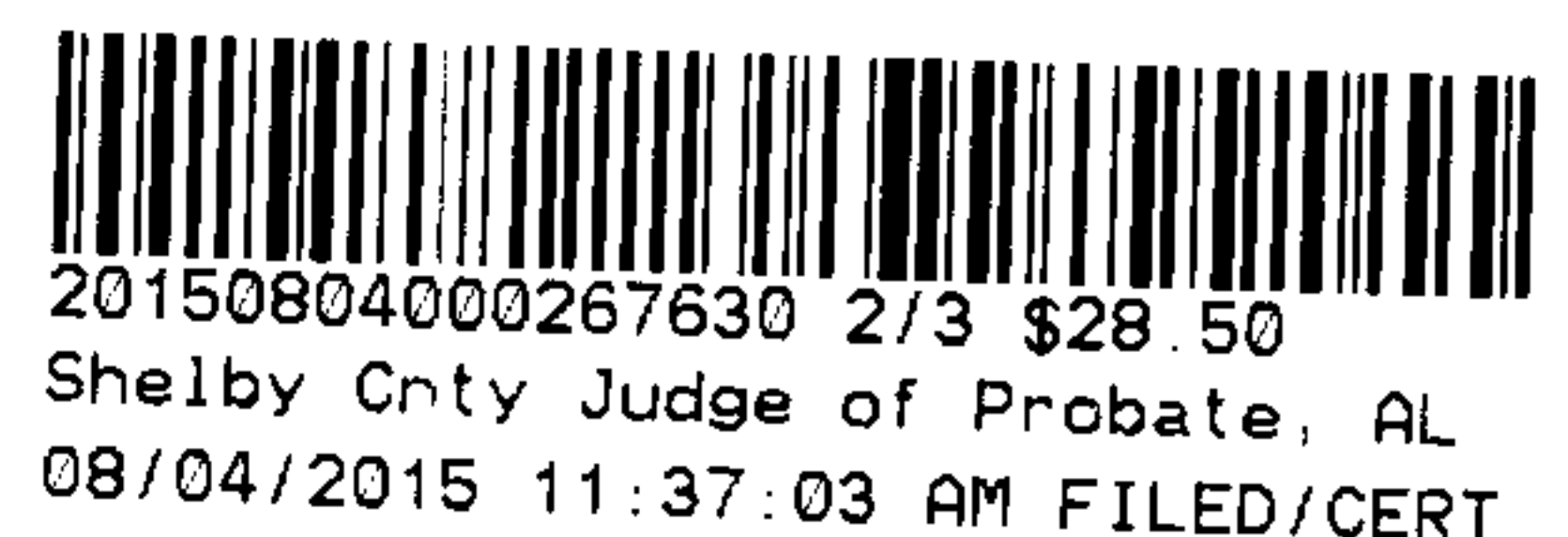

Notary Public
Print Name: DAVID W. LEWIS
Commission Expires: 3/25/17

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John A. Bullington whose name as attorney in fact for Ashley A. Bullington, an unmarried woman is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he in his capacity as such attorney in fact and with full authority, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of August, 2015.




Notary Public
Print Name: DAVID W. LEWIS
Commission Expires: 3/25/17



Real Estate Sales Validation Form

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

Grantor's Name John A. Bullington Joan B. Bullington
Mailing Address Ashley A. Bullington
65 Idlewild Lane
Talladega AL 35160

Grantee's Name Lori A. Simpson
Mailing Address 261 High Ridge Drive
Pelham, AL 35124

Property Address 261 High Ridge Drive
Pelham AL 35124

Date of Sale 8-3-15
Total Purchase Price \$ 145,000.00

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 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 8-3-15

Print David W. Lewis

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20150804000267630 3/3 \$28.50
Shelby Cnty Judge of Probate, AL
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