

THIS INSTRUMENT PREPARED BY:  
R. Timothy Estes, Esq.  
ENTRUST SOLUTIONS, LLC  
2188 Parkway Lake Drive  
Hoover, Alabama 35244

SEND TAX NOTICE TO:  
Jeremy Haskin  
196 Sweet Gum Dr  
Chelsea, AL 35043

WARRANTY DEED

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

That in consideration of the sum of Two Hundred Thirty-Five Thousand and 00/100 (\$235,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I

Carol D. Lewis, an unmarried woman

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

Jeremy Haskin

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


Lot 248, according to the Survey of Yellowleaf Ridge Estates Second Sector, as recorded in Map Book 21, Page 93 A, B and C, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

\$230,743.00 of the above purchase price was paid from the proceeds of a mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEE his heirs and assigns forever;

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her signature and seal, this the 30th day of July, 2015.

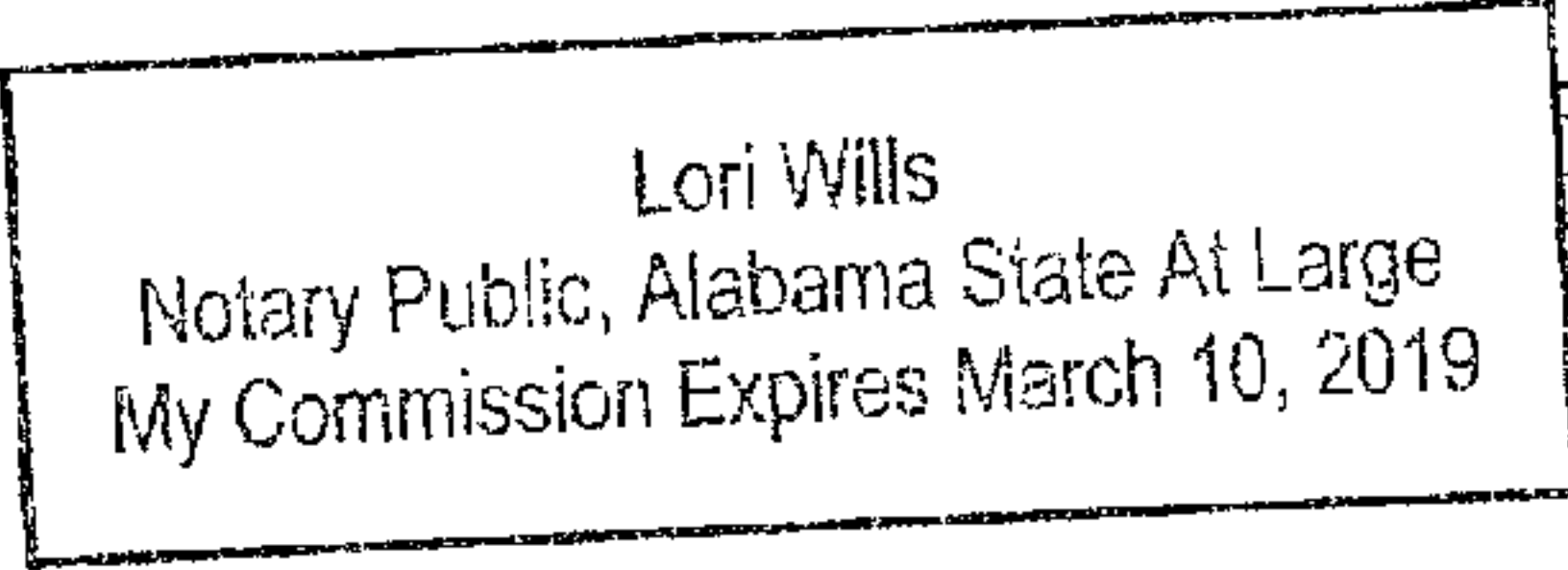
  
\_\_\_\_\_  
Carol D. Lewis

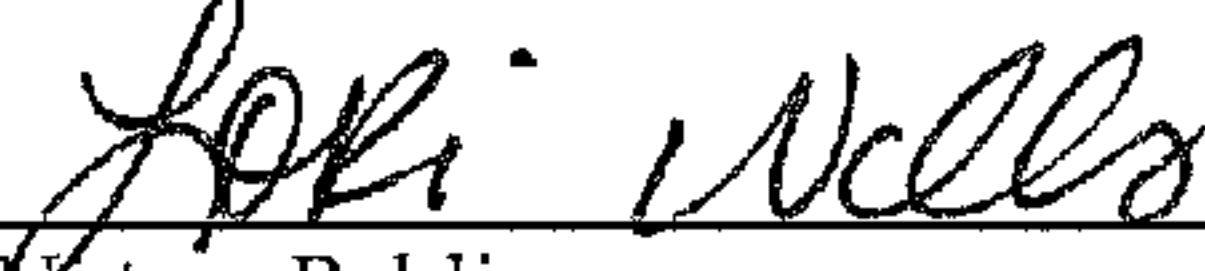
STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol D. Lewis 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, the 30th day of July, 2015 .

SEAL

  
Lori Wills  
Notary Public, Alabama State At Large  
My Commission Expires March 10, 2019

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 3/10/19

Real Estate Sales Validation Form

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

|                  |   |                         |   |
|------------------|---|-------------------------|---|
| Grantor's Name   | <u>Carol D. Lewis</u>                               | Grantee's Name          | <u>Jeremy Haskin</u>                                |
| Mailing Address  | <u>196 Sweet Gum Dr</u><br><u>Chelsea, AL 35043</u> | Mailing Address         | <u>941 Savannah Lane</u><br><u>Calera, AL 35040</u> |
| Property Address | <u>196 Sweet Gum Dr</u><br><u>Chelsea, AL 35043</u> | Date of Sale            | <u>July 30, 2015</u>                                |
|                  |   | Total Purchase Price    | <u>\$235,000.00</u>                                 |
|                  |   | or                      |   |
|                  |   | Actual Value            | <u>\$</u>   |
|                  |   | or                      |   |
|                  |   | Assessor's Market Value | <u>\$</u>   |

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)

|  |                                    |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale              | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other     |
| <input type="checkbox"/> Closing Statement         |                                    |

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       | <u>July 30, 2015</u> | Print | <u>Carol D. Lewis</u>                    |
| Unattested |                      | Sign  | <u>Carol D. Lewis</u>                    |
|            | (verified by)        |       | (Grantor/Grantee/Owner/Agent) circle one |



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/01/2015 03:32:07 PM  
\$21.50 CHERRY  
20150901000305840

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text of the county clerk's office.