

THIS INSTRUMENT PREPARED BY:  
George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

SEND TAX NOTICE TO:  
RAY VAN HOOD  
1031 SOUTH HAMPTON PLACE  
BIRMINGHAM, ALABAMA 35242

**WARRANTY DEED**

STATE OF ALABAMA       )  
  
SHELBY COUNTY         )

**20151016000362300**  
**10/16/2015 11:46:56 AM**  
**DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Forty Seven Thousand and 00/100 Dollars (\$247,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, ROSEMARY RICHARDSON, an unmarried person, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto RAY VAN HOOD AND CAROL ANN HOOD, TRUSTEES OF THE HOOD LIVING TRUST, DATED JULY 31, 2015 (herein referred to as "Grantee"), all of her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

**SEE EXHIBIT A ATTACHED HERETO**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, and its assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and its assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the Grantor has hereunto her hands and seals, this 14<sup>th</sup> day of OCTOBER, 2015.

  
ROSEMARY RICHARDSON

STATE OF ALABAMA       )  
SHELBY COUNTY         )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, ROSEMARY RICHARDSON, 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 14<sup>th</sup> day of OCTOBER, 2015.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/18/2017

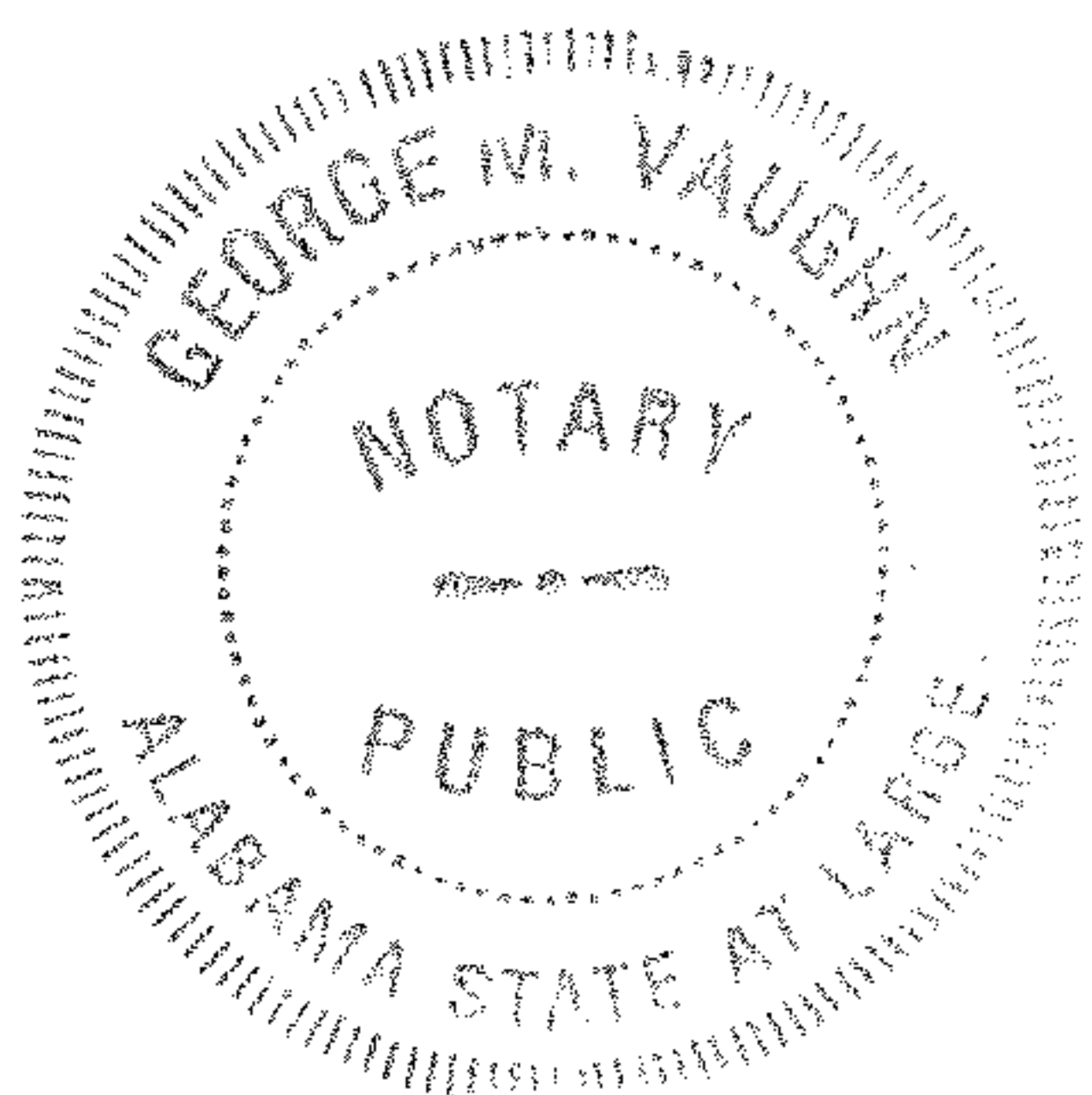


EXHIBIT A

Lot 113, according to the Survey of The Village at Highland Lakes, Regent Park Neighborhood, an Eddleman Community, as recorded in Map Book 37, Page 130 in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the Common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded in Instrument #20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Regent Park Neighborhood, recorded in Instrument #2007022300084910, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is herein after collectively referred to as the "Declaration").



Real Estate Sales Validation Form

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

Grantor's Name Rosemary Richardson  
Mailing Address c/o George Vaughn  
300 Cahaba Park Circle Ste 20  
Birmingham, AL 35242

Grantee's Name The Howard Living Trust  
Mailing Address 1031 South Hampton Place  
Birmingham AL 35242

Property Address 1031 South Hampton Place  
Birmingham AL 35242

Date of Sale 10/14/2015  
Total Purchase Price \$ 247,000

or  
Actual Value \$

or  
Assessor's Market Value \$

20151016000362300 10/16/2015  
11:46:56 AM DEEDS 3/3

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 10/14/2015

Print George Vaughn

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/16/2015 11:46:56 AM  
\$267.00 CHERRY  
20151016000362300

[Signature]