

This Instrument prepared by:  
Christa C. Ketchum  
Law Office of Christa C. Ketchum, LLC  
1220 Alford Avenue  
Birmingham, AL 35226

SEND TAX NOTICE TO:  
Thomas E St. Hilaire  
119 Ashton Woods Dr.  
Chelsea, AL 35043

**GENERAL WARRANTY DEED 20151120000402070**

**11/20/2015 03:55:55 PM**

**STATE OF ALABAMA )**

**DEEDS 1/2**

**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Seventy Thousand And No/100 Dollars (\$170,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Ronald D. Ramsey, Jr. and Mary S. Ramsey, husband and wife**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Thomas E St. Hilaire** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:


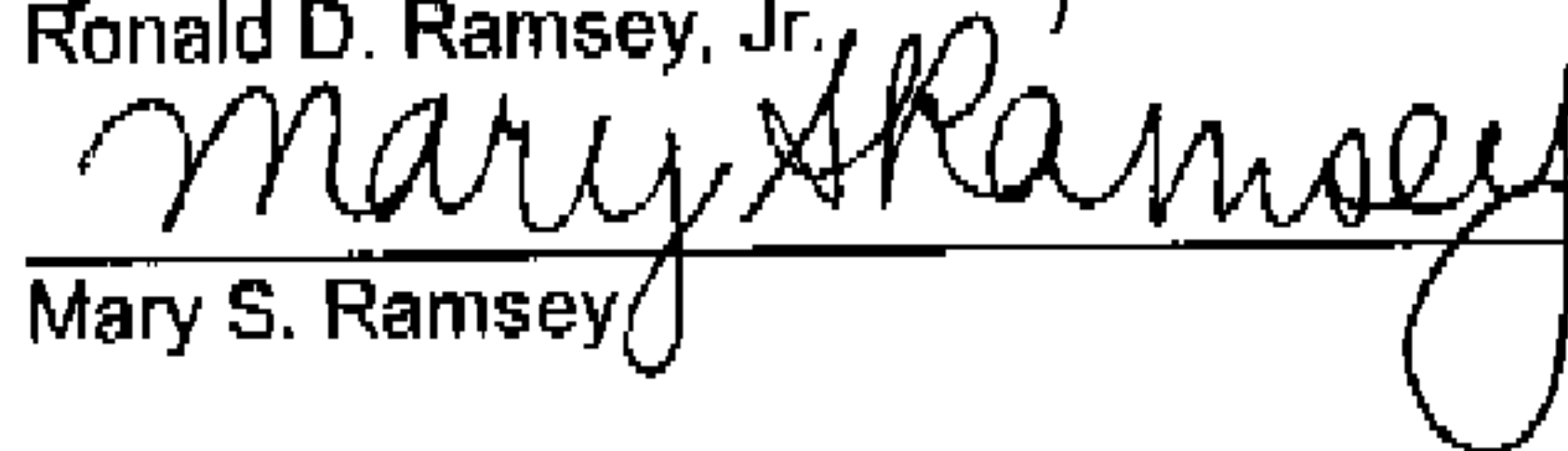
Lot 4, according to the Survey of Ashton Woods, 1st Phase, as recorded in Map Book 23, Page 160, in the Probate Office of Shelby County, Alabama.

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.

One Hundred Seventy Thousand And No/100 Dollars (\$170,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on September 24, 2015.

  
\_\_\_\_\_  
Ronald D. Ramsey, Jr.  
  
\_\_\_\_\_  
Mary S. Ramsey

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Ronald D. Ramsey, Jr. and Mary S. Ramsey, 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 instrument, they executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 24th day of September, 2015.

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



Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Ronald D. Ramsey, Jr. and Mary S. Ramsey Grantee's Name Thomas E St. Hilaire

Mailing Address 119 Ashton Woods Dr. Chelsea, AL 35043

Mailing Address \_\_\_\_\_

Property Address 119 Ashton Woods Dr. Chelsea, AL 35043

Date of Sale September 24, 2015  
Total Purchase Price \$170,000.00

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

\_\_\_ Appraisal

\_\_\_ Sales Contract

Other: \_\_\_\_\_

X 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 - Ronald D. Ramsey, Jr. and Mary S. Ramsey, 119 Ashton Woods Dr., Chelsea, AL 35043.

Grantee's name and mailing address - Thomas E St. Hilaire, . .

Property address - 119 Ashton Woods Dr., Chelsea, AL 35043

Date of Sale - September 24, 2015.

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.

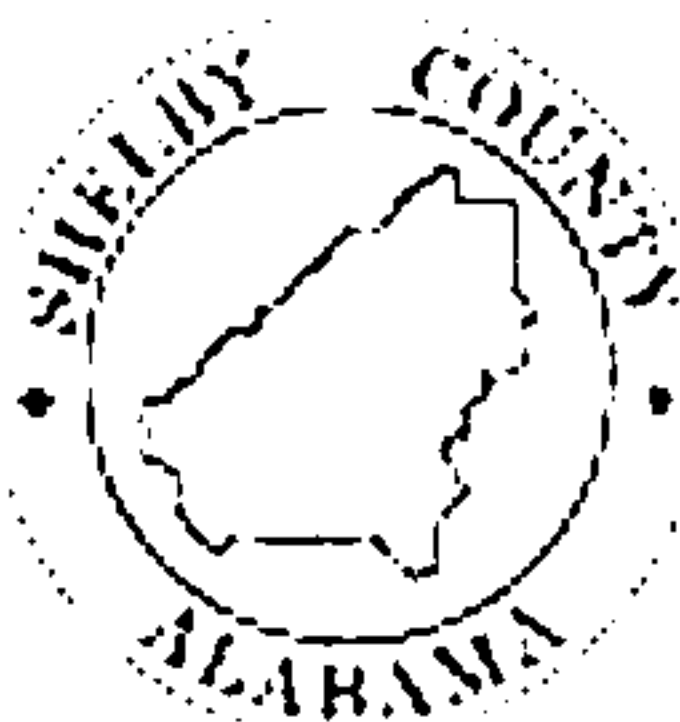
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 with 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: September 24, 2015

Sign \_\_\_\_\_  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/20/2015 03:55:55 PM  
\$18.00 DEBBIE  
20151120000402070