

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

SEND TAX NOTICE TO:
Richard T. Baker
330 Forest Lakes Drive
Sterrett, AL 35147

20151217000431160
12/17/2015 02:01:56 PM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Five Thousand Four Hundred And No/100 Dollars (\$125,400.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Julia Neel Bailey t/k/a Julia N. Gleason, joined by her spouse, Russell T. Bailey** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Richard T. Baker** (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 616, according to the Map and Survey of Forest Lakes, 12th Sector, recorded in Map Book 34, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

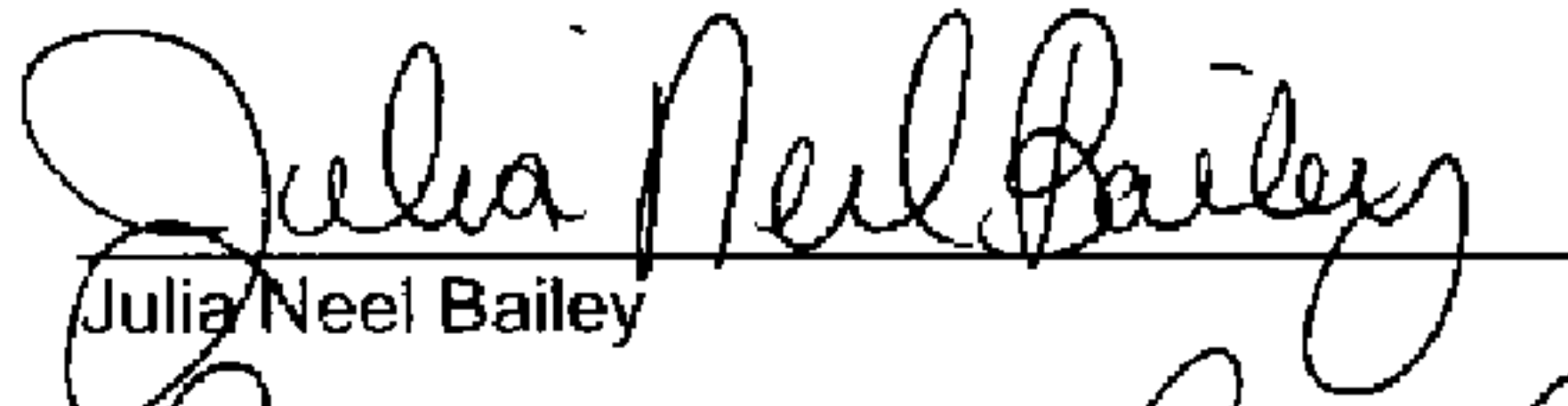
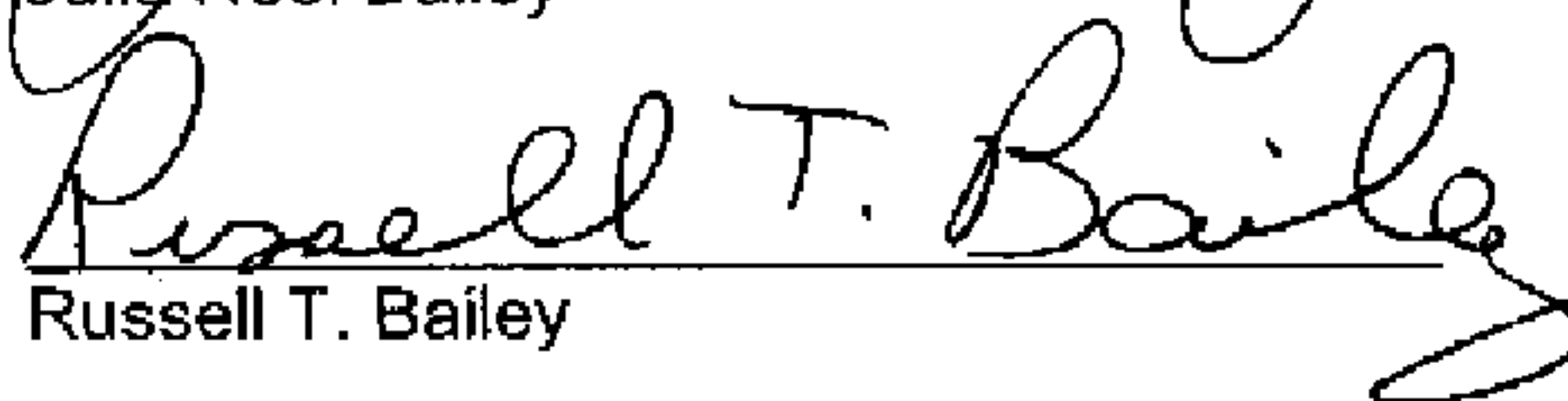
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

NOTE: The subject property does not constitute homestead under Alabama Code Section 6-10-3.

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 November 13, 2015.


Julia Neel Bailey

Russell T. Bailey

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Julia Neel Bailey and Russell T. Bailey, 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 13th day of November, 2015.


Notary Public



20151217000431160 12/17/2015 02:01:56 PM DEEDS 2/2

Grantor's Name Julia N. Gleason

Grantee's Name Richard T. Baker

Mailing Address 330 Forest Lakes Drive
Sterrett, AL 35147

Mailing Address _____

Property Address 330 Forest Lakes Drive
Sterrett, AL 35147

Date of Sale November 13, 2015

Total Purchase Price \$125,400.00

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 filing of this form is not required.

Instructions

Grantor's name and mailing address - Julia N. Gleason, 330 Forest Lakes Drive, Sterrett, AL 35147.

Grantee's name and mailing address - Richard T. Baker, , ,

Property address - 330 Forest Lakes Drive, Sterrett, AL 35147

Date of Sale - November 13, 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.

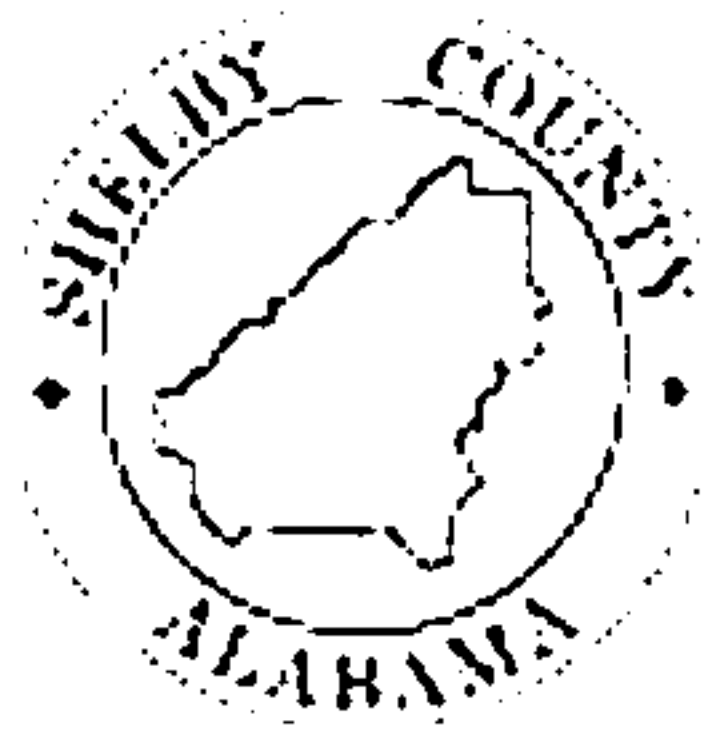
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes will be used and the taxpayer will be 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: November 13, 2015

Sign _____

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/17/2015 02:01:56 PM
\$142.50 CHERRY
20151217000431160