

20160201000031210  
02/01/2016 10:46:45 AM  
DEEDS 1/3

**This Instrument prepared by:**  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

**SEND TAX NOTICE TO:**  
Joy C. Capps and Daniel K. Capps  
111 Holland Trail  
Pelham, AL 35124

### **WARRANTY DEED**

**STATE OF ALABAMA**

)

**SHELBY COUNTY**

)

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of One Hundred Twenty-Eight Thousand Four Hundred And No/100 Dollars (\$128,400.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Erin R. Barker, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Joy C. Capps and Daniel K. Capps (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 68, according to the Map and Survey of Holland Lakes, Sector One, recorded in Map Book 34, Page 85, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Place Declaration of Covenants, Conditions and Restrictions executed by the Grantor and filed for record as Instrument #2005046000199570 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.

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.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on January 28, 2016.

Erin R. Barker

Erin R. Barker

STATE OF NC  
COUNTY OF mecklenburg

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Erin R. Barker, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 27 day of JANUARY, 2016.

Joshua L Cooke

Notary Public

My commission expires: 12/3/2020

**JOSHUA L COOKE**  
Notary Public  
Mecklenburg Co., North Carolina  
My Commission Expires Dec. 3, 2020

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

Grantor's Name Erin R. Barker  
 Mailing Address 111 Holland Trail  
 Pelham, AL 35124

Grantee's Name Joy C. Capps and Daniel K. Capps  
 Mailing Address 7688 Clayton Road  
Pinson, AL 35126

Property Address 111 Holland Trail  
 Pelham, AL 35124

Date of Sale January 28, 2016  
 Total Purchase Price \$128,400.00  
 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  
☐ 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 - Erin R. Barker, 111 Holland Trail, Pelham, AL 35124.

Grantee's name and mailing address - Joy C. Capps and Daniel K. Capps, , .

Property address - 111 Holland Trail, Pelham, AL 35124

Date of Sale - January 28, 2016.

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: January 28, 2016



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 02/01/2016 10:46:45 AM  
 \$148.50 DEBBIE  
 20160201000031210

Sign [Signature]  
 Agent

[Signature]