

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, Alabama 35124

**SEND TAX NOTICE TO:**

Mary J. MacDougall  
and Dorian A. MacDougall  
6226 Black Creek Loop N  
Hoover, AL 35244

**GENERAL WARRANTY DEED**

STATE OF ALABAMA       )  
                                  )  
SHELBY COUNTY         )

**20160203000034560**  
**02/03/2016 08:00:44 AM**  
**DEEDS 1/3**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of  
Two Hundred Forty Six Thousand Dollars and 00/100-----  
(\$ 246,000.00\*\*\*\*\* ) to the undersigned grantor in hand paid by the GRANTEE  
herein, the receipt whereof is acknowledged,

**Christiana Johnston, an unmarried woman**

(hereinafter grantor), does hereby grant, bargain, sell and convey unto

Mary J. MacDougall and Dorian A. MacDougall, as joint tenants with rights of  
survivorship  
(hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in  
Shelby County, Alabama, to wit:

**Lot 301, according to the Final Plat of Creekside, Phase 2, Part B, as recorded in Map Book 39,  
Page 58 A & B, 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.

\$ 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 GRANTEE, and Grantee's heirs, beneficiaries,  
successors and assigns, forever. Grantor does for itself and for its successors and assigns covenant with  
the said GRANTEE, and Grantee's heirs, beneficiaries, successors and assigns, 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; and that Grantor will and Grantor's  
successors and assigns shall warrant and defend the same to the said GRANTEE, and Grantee's heirs,  
beneficiaries, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 29th day of January, 2016.

20160203000034560 02/03/2016 08:00:44 AM DEEDS 2/3

Christiana Johnston  
Christiana Johnston

STATE OF INDIANA  
LAKE COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Christiana Johnston, 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 that same bears date.

Given under my hand and official seal, this the 16th day of November, 2015.

Karen A. Demo  
Notary Public  
My Commission Expires: July 28, 2023



20160203000034560 02/03/2016 08:00:44 AM DEEDS 3/3

Grantor's Name TRC Global Solutions, Inc.  
Mailing Address 1042 East Juneau Avenue  
Milwaukee, WI 53202

Grantee's Name Mary J. MacDougall

Mailing Address 6226 Black Creek Loop N  
Hoover, AL 35244

Property Address 6226 Black Creek Loop N  
Hoover, AL 35244

Date of Sale January 29, 2016

Total Purchase Price \$246,000.00

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

☐ 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 - TRC Global Solutions, Inc., 1042 East Juneau Avenue, Milwaukee, WI 53202.

Grantee's name and mailing address - Mary J. MacDougall, , .

Property address - 6226 Black Creek Loop N, Hoover, AL 35244

Date of Sale - January 29, 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 29, 2016

Sign [Signature]  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/03/2016 08:00:44 AM  
\$266.00 CHERRY  
20160203000034560

[Signature]