

Send tax notice to:
Patricia Saunders Ragan
1905 Cahaba Cove
Birmingham, AL 35244

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

BHMI 16000910

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

20160315000083390
03/15/2016 02:36:00 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Twenty Nine Thousand Fifty and 00/100 Dollars (\$129,050.00)** in hand paid to the undersigned, **Hilda B. Posey, an unmarried woman and Mickey B. Crowe, an unmarried woman** (hereinafter referred to as "Grantor"), by **Patricia Saunders Ragan** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is 2 Ashford Circle, Hoover, AL 35244, to-wit:

Lot 2, according to the Amended Map of Chase Plantation, as recorded in Map Book 8, Page 79, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

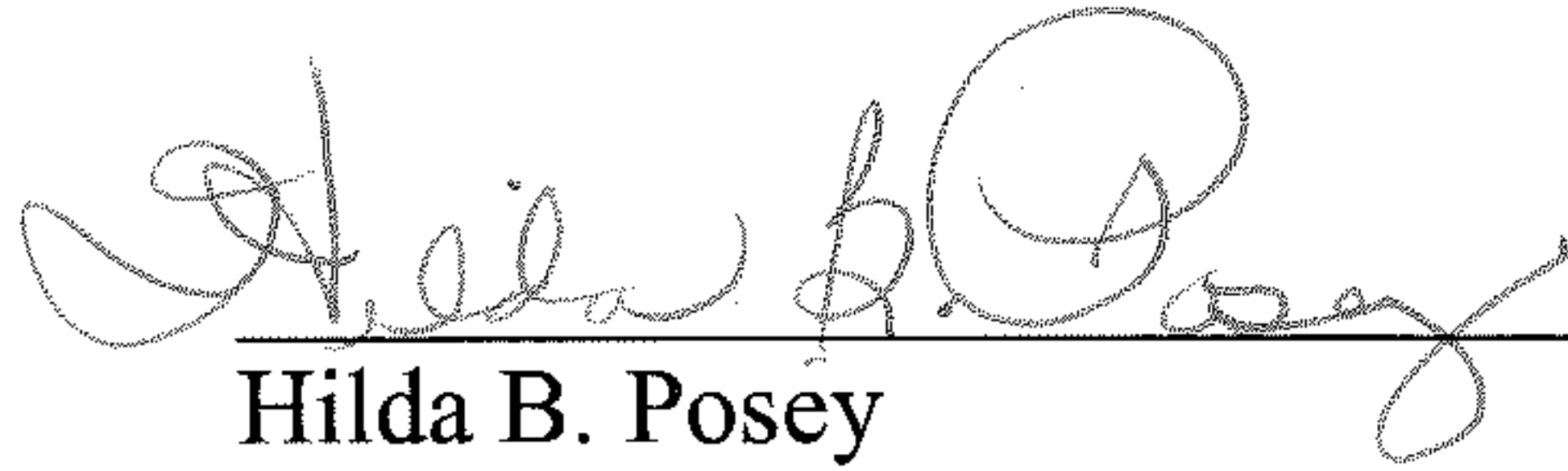
ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$103,240.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 15th day of March, 2016.


Hilda B. Posey

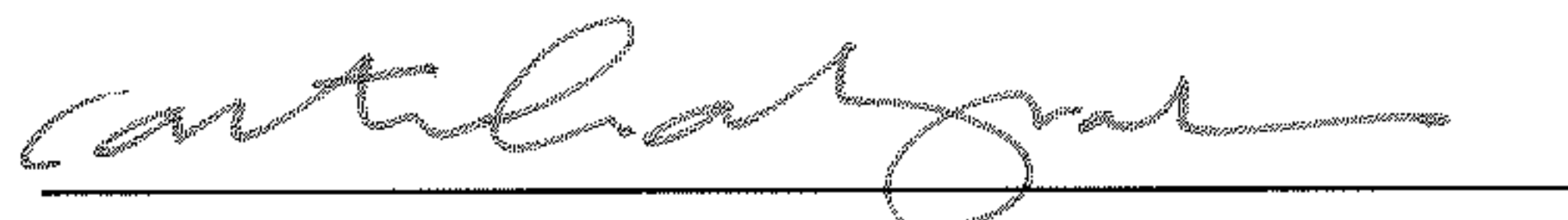

Mickey B. Crowe

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hilda B. Posey and Mickey B. Crowe, 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 15th day of March, 2016.

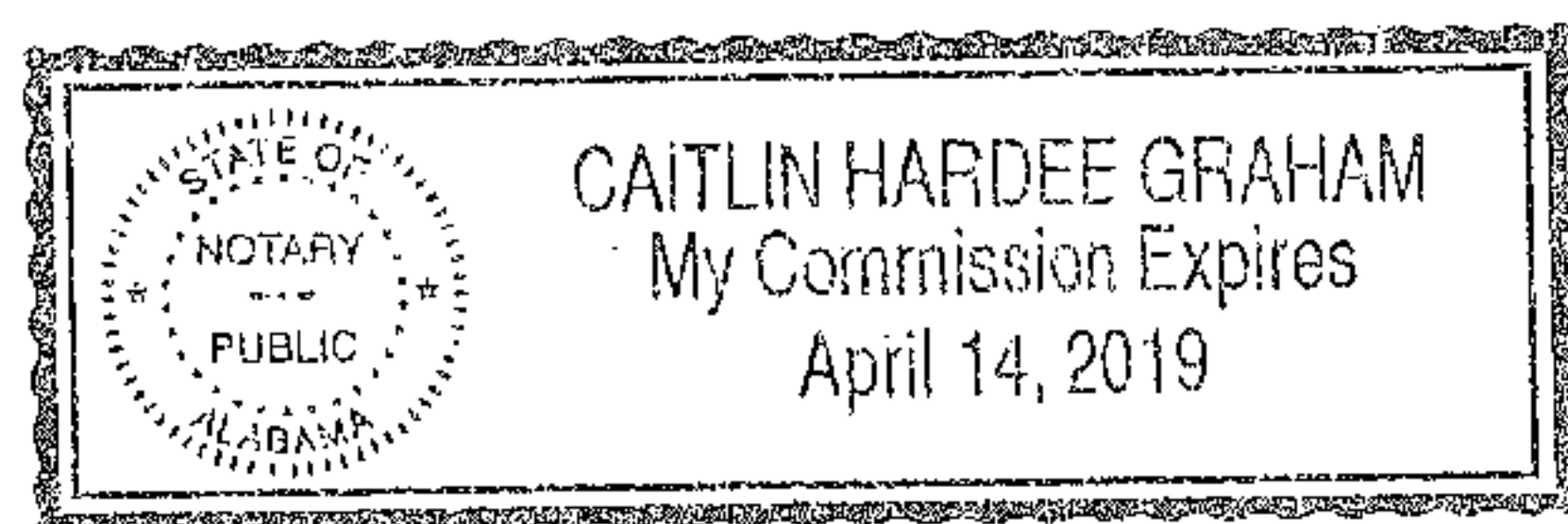
(Notary Seal)



Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: 4-14-2019



Real Estate Sales Validation Form

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

Grantor's Name Hilda B. Posey
Mailing Address Mickey B. Crowe
991 Lemon Mint Circle
Hoover, AL 35244

Grantee's Name Patricia Saunders Ragan
Mailing Address 1905 Cahaba Cove
Birmingham, AL 35244

Property Address 2 Ashford Circle
Hoover, AL 35244

Date of Sale 03/15/16
Total Purchase Price \$ 129,050.00
or
Actual Value \$
or
Assessor's Market Value \$

20160315000083390 03/15/2016
02:36:00 PM 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 3/15/16

Print Caitlin Graham

Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/15/2016 02:36:00 PM
\$46.00 CHERRY
20160315000083390

(verified by)

[Signature]

Form RT-1