

20160418000125200  
04/18/2016 10:03:59 AM  
DEEDS 1/4

Document Prepared By:  
Shannon R. Crull, P. C.  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:

Baker  
232 Meadowcroft Cr  
Birmingham, AL 35242

### GENERAL WARRANTY DEED

STATE OF ALABAMA }  
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Seventy-Seven Thousand Dollars and NO/100 (\$177,000.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Christopher Baker and Caroline E. Fletcher Baker, husband and wife**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto **Clayton M. Rice**, (herein referred to as **Grantees** whether one or more), the following described real estate, situated in **SHELBY County, Alabama** to wit:

**LOT 32, ACCORDING TO THE SURVEY OF MEADOW BROOK TOWNHOMES, PHASE II, 2<sup>ND</sup> SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 4, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**


Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Caroline E. Fletcher Baker is formerly known as Caroline E. Fletcher. They are one and the same person. \$ 141,600 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his heirs, successors and assigns forever.

And we do for ourselves, our heirs and assigns, covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises and we are authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators, shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

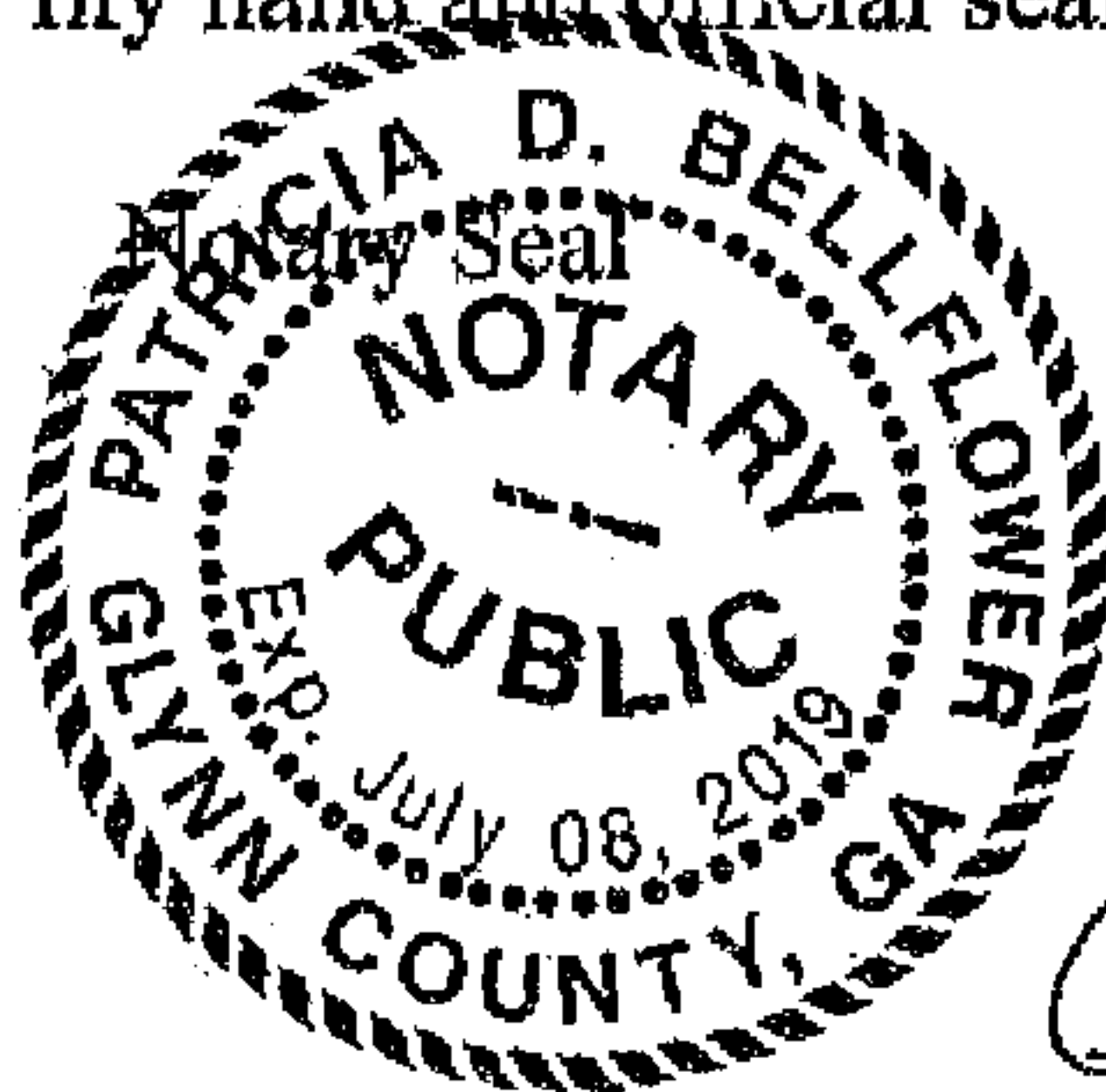
IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals,  
this 14<sup>th</sup> day of APRIL, 2016.

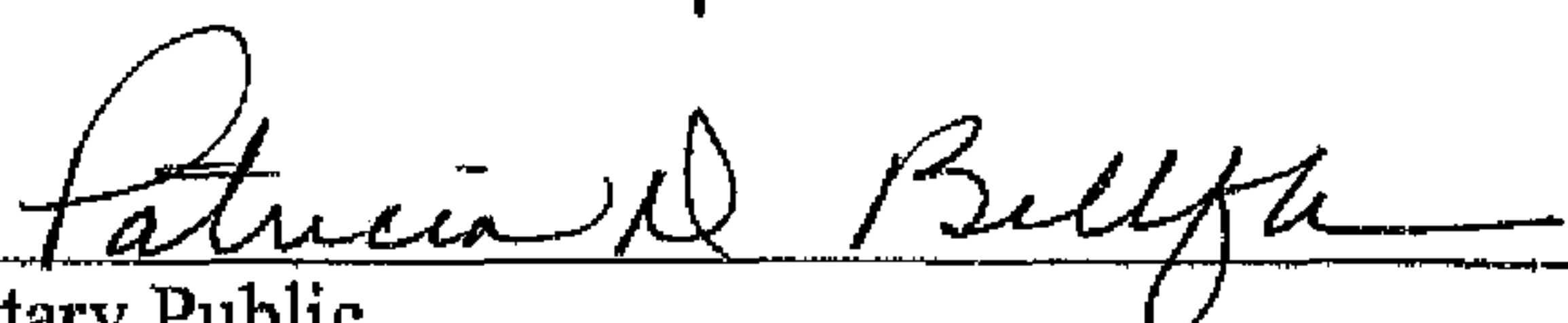
  
\_\_\_\_\_  
Christopher Baker

STATE OF Georgia  
COUNTY OF Glynn

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that  
**Christopher Baker**, whose name is signed to the foregoing deed and who is known to me,  
acknowledged before me on this day that, being informed of the contents of the conveyance, he executed  
the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14 day of April, 2016.



  
\_\_\_\_\_  
Notary Public  
My commission expires: 07-08-2019

  
\_\_\_\_\_  
Caroline E. Fletcher Baker

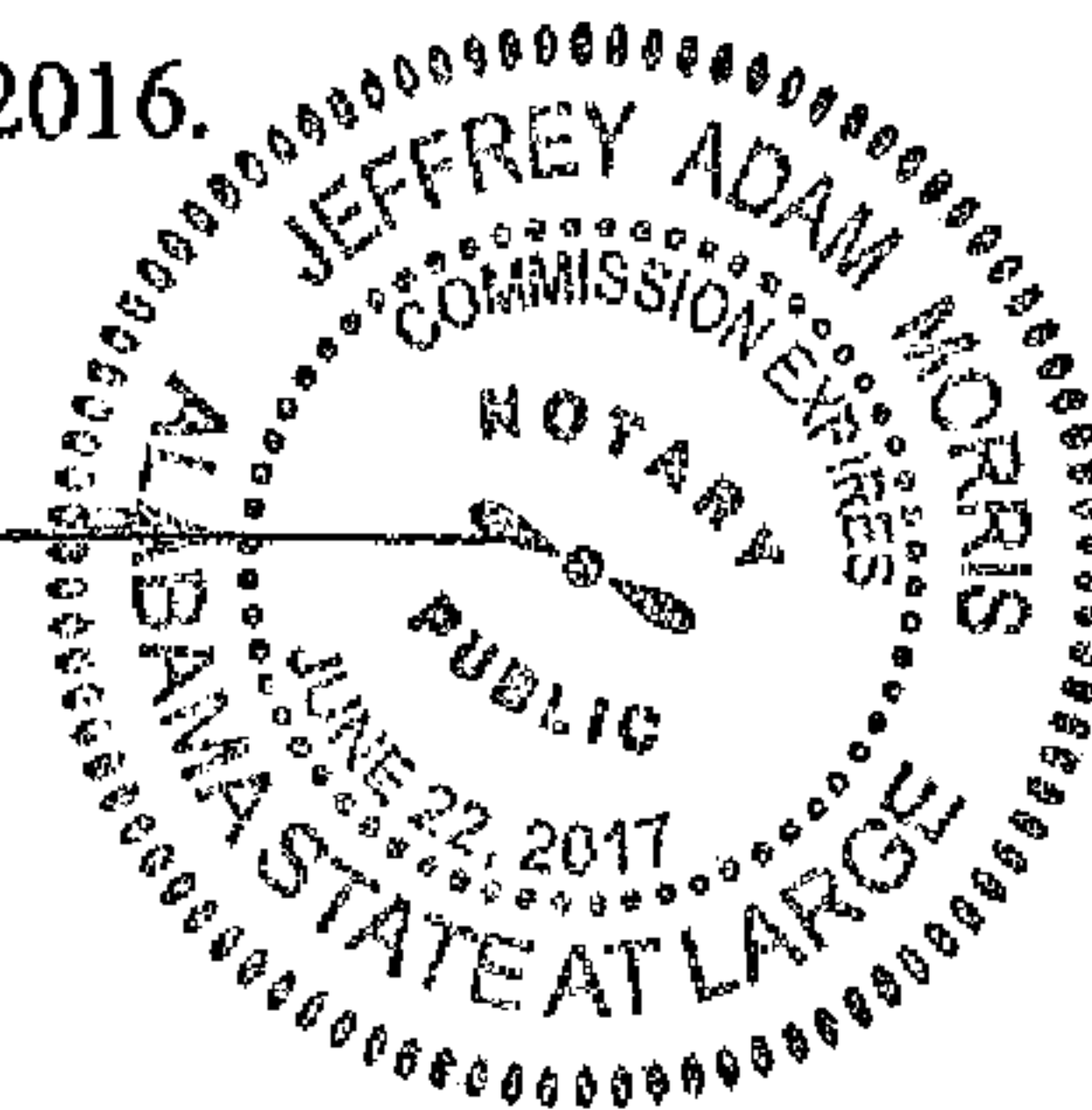
STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that  
**Caroline E. Fletcher Baker**, whose name is signed to the foregoing deed 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 the same bears date.

Given under my hand and official seal this the 15<sup>th</sup> day of April, 2016.

Notary Seal

\_\_\_\_\_  
Notary Public  
My commission expires:



REPRESENTATION DISCLOSURE

The undersigned hereby acknowledge that the following disclosure is made prior to the closing of the subject transaction.

XX Mortgage Transactions:

We, as Purchaser(s)/Borrower(s) and Seller(s), if any, acknowledge that Members Title, LLC is the closing agent for the lending institutions and does not represent the Purchaser(s)/Borrower(s) or Seller(s). Therefore, the closing agent cannot give us any legal advice especially in matters of survey or title. The Office of Members Title, LLC has afforded all parties the opportunity to seek separate legal advise/counsel at this time.

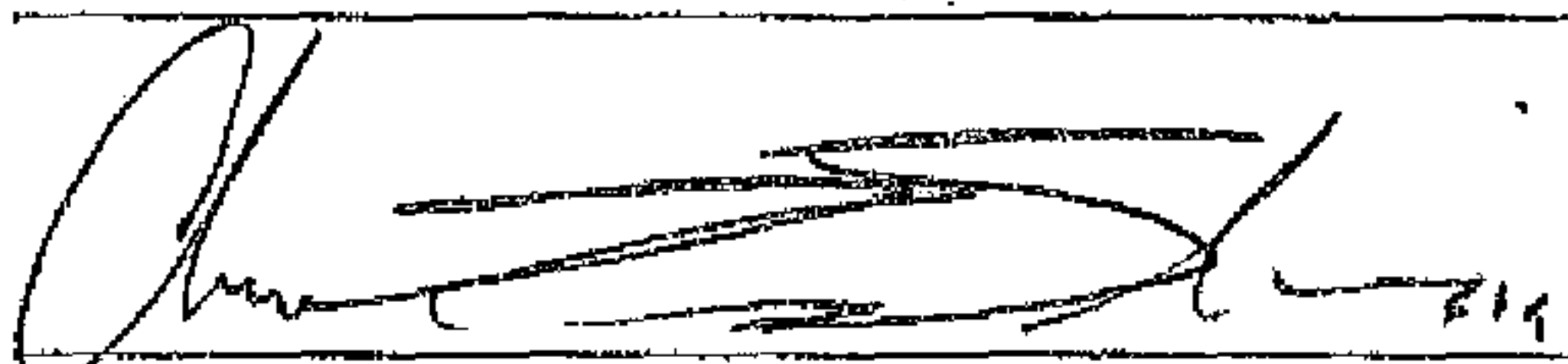
       For Cash Transactions:

We, the undersigned Purchaser(s)/Seller(s) who have agreed to a contract conveying real estate do understand that there is always a potential conflict of interest of one closing agent in consummating the transaction made the subject of the contract. We have been advised that we have the right to obtain separate counsel to represent each of us prior to the closing and the right continues after the closing.

WE HEREBY HAVE BEEN INFORMED OF THIS POTENTIAL CONFLICT AND  
HEREBY ELECT TO HAVE Members Title, LLC CLOSE THE SAID TRANSACTION.

Signed April 15th, 2016.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Christopher Baker

\_\_\_\_\_  
\_\_\_\_\_

20160418000125200 04/18/2016 10:03:59 AM DEEDS 4/4  
Real Estate Sales Validation Form

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

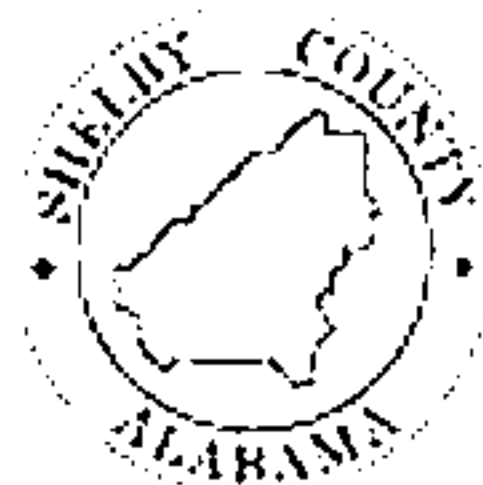
Grantor's Name Caroline Baker  
Mailing Address 232 Meadowcroft Cir  
Birmingham, AL 35242

Grantee's Name Clayton Rice  
Mailing Address 232 Meadowcroft Cir  
Birmingham, AL 35242

Property Address 232 Meadowcroft Cir  
Birmingham, AL 35242

Date of Sale 4/15/16

Total Purchase Price \$ 177,000



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/18/2016 10:03:59 AM  
\$58.50 CHERRY  
20160418000125200

*[Signature]*

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 - 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 4/15/16

Print Amy Florine Courtney

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one