

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

SEND TAX NOTICE TO:  
Michelle A. Wooten  
341 Tanglewood Circle  
Alabaster, AL 35007

GENERAL WARRANTY DEED 20160816000293260  
08/16/2016 02:39:20 PM  
DEEDS 1/2

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Eighty Thousand And No/100 Dollars (\$180,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Robert A. Dujon and Phyllis Dujon, Trustees, under the Dujon Living Trust, dated February 19, 2009, and any amendments thereto, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Michelle A. Wooten (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 47, according to the Map and Survey of Tanglewood by the Creek, recorded in Map Book 35, Page 36, in the Office of the Judge of Probate of Shelby County, Alabama.

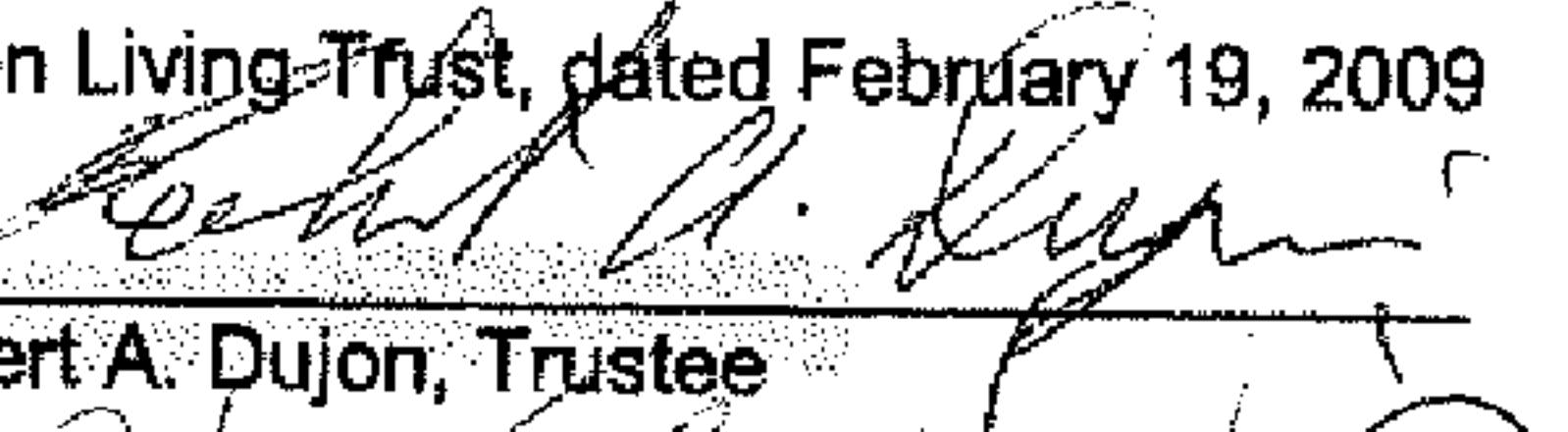
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

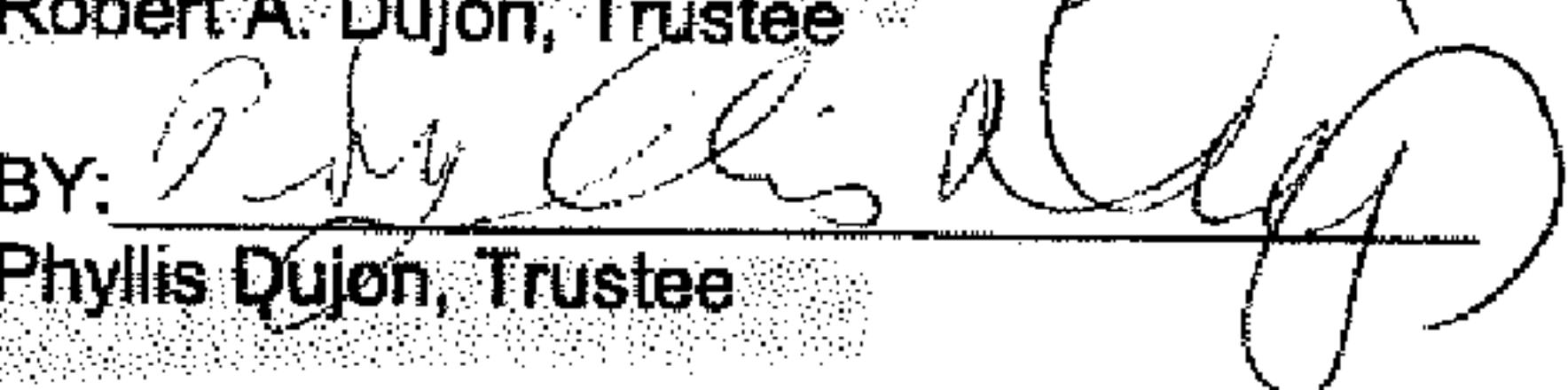
One Hundred Seventy-One Thousand And No/100 Dollars (\$171,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs 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 August 15, 2016.

Dujon Living Trust, dated February 19, 2009

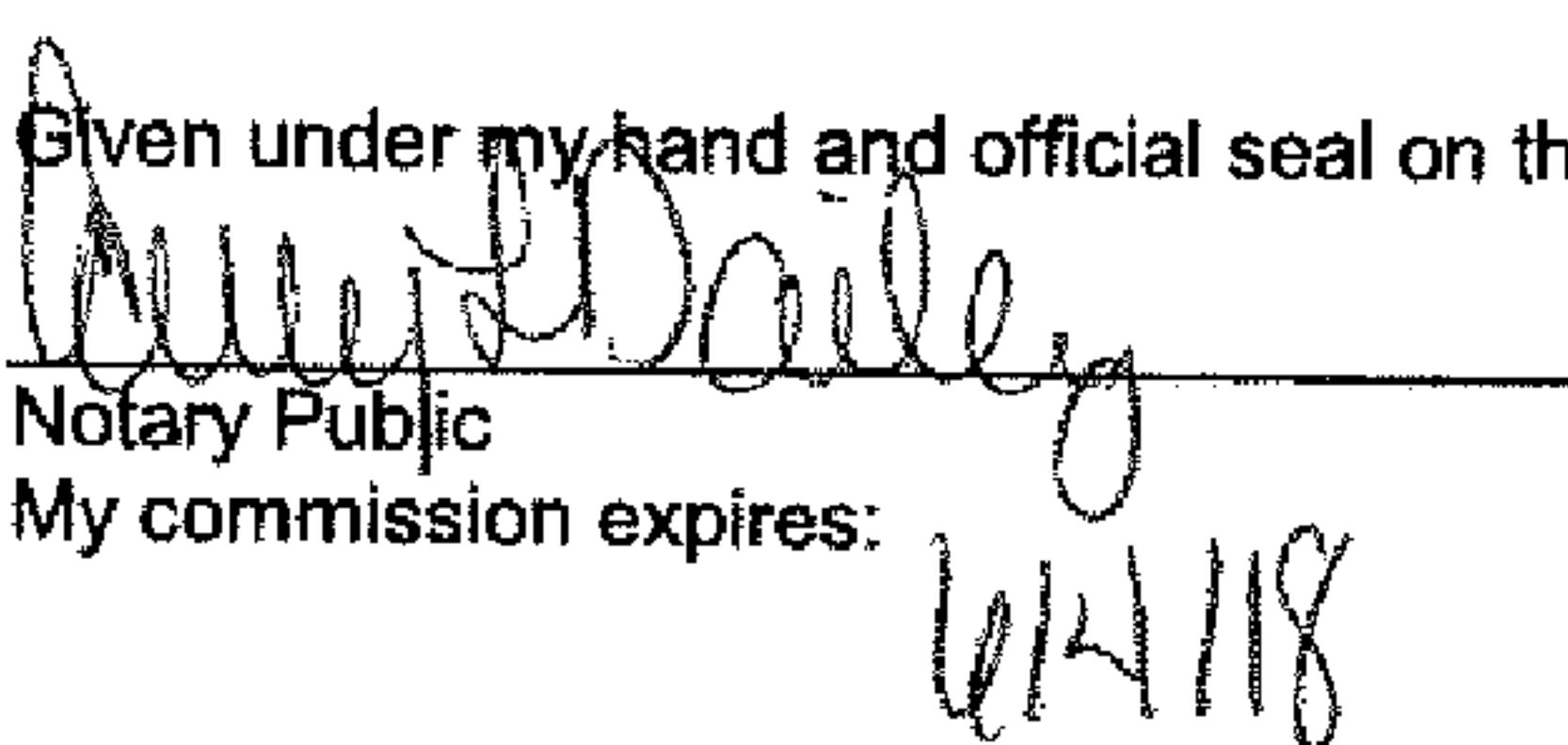
BY:   
Robert A. Dujon, Trustee

BY:   
Phyllis Dujon, Trustee

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert A. Dujon and Phyllis Dujon, whose names are signed to the foregoing conveyance as Trustees of the Dujon Living Trust, dated February 19, 2009, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of said Trust.

Given under my hand and official seal on the 15th day of August, 2016.

  
Notary Public  
My commission expires:

6/4/18



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

Grantor's Name    Robert A. Dujon and Phyllis Dujon, Trustees, under the Dujon Living Trust, dated February 19, 2009    Grantee's Name    Michelle A. Wooten

Mailing Address    341 Tanglewood Circle    Alabaster, AL 35007    Mailing Address    171 Chinaberry Lane    Maylene, AL 35114

**20160816000293260    08/16/2016 02:39:20 PM DEEDS 2/2**

Property Address    341 Tanglewood Circle    Alabaster, AL 35007

Date of Sale    August 15, 2016  
Total Purchase Price    \$180,000.00

**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     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 - Robert A. Dujon and Phyllis Dujon, Trustees, under the Dujon Living Trust, dated February 19, 2009, 341 Tanglewood Circle, Alabaster, AL 35007.

Grantee's name and mailing address - Michelle A. Wooten, 171 Chinaberry Lane, Maylene, AL 35114.

Property address - 341 Tanglewood Circle, Alabaster, AL 35007

Date of Sale - August 15, 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).

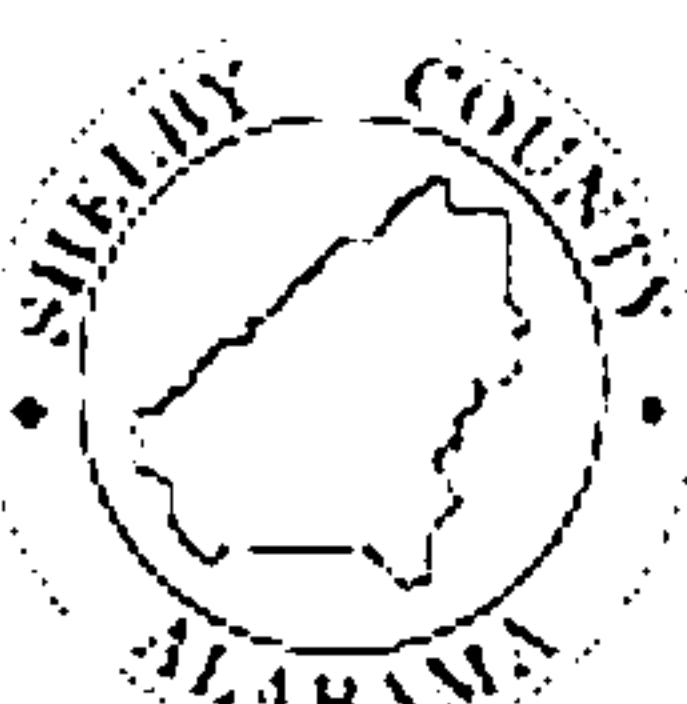
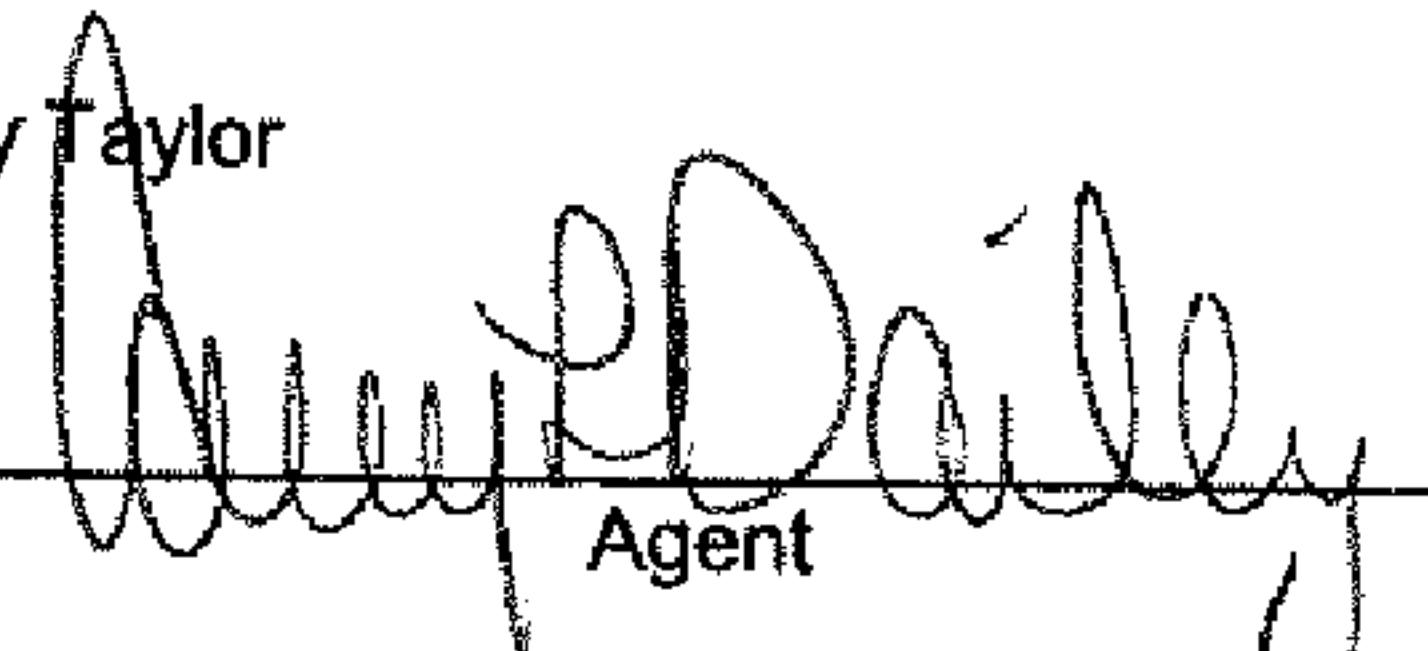
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: August 15, 2016

Haley Taylor

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/16/2016 02:39:20 PM  
\$27.00 CHERRY  
20160816000293260

