

Shelby County, AL 01/05/2017  
State of Alabama  
Deed Tax: \$173.50



20170105000005400 1/5 \$200.50  
Shelby Cnty Judge of Probate, AL  
01/05/2017 02:27:33 PM FILED/CERT

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To:  
MORTGAGE CONNECT, LP  
260 AIRSIDE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 841356

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**10-1-12-0-011-005.000**

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### **GENERAL WARRANTY DEED**

**Franklin F. Gunn and Benita G. Cleggett**, divorced from each other and not remarried, hereinafter grantors, whose tax-mailing address is **PO Box 6014, Arlington, VA 22206**, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Benita G. Cleggett**, hereinafter grantee, whose tax mailing address is **3005 Oak Meadows Circle Birmingham AL, 35242**, the following real property:

### **SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 12/01, 2016:

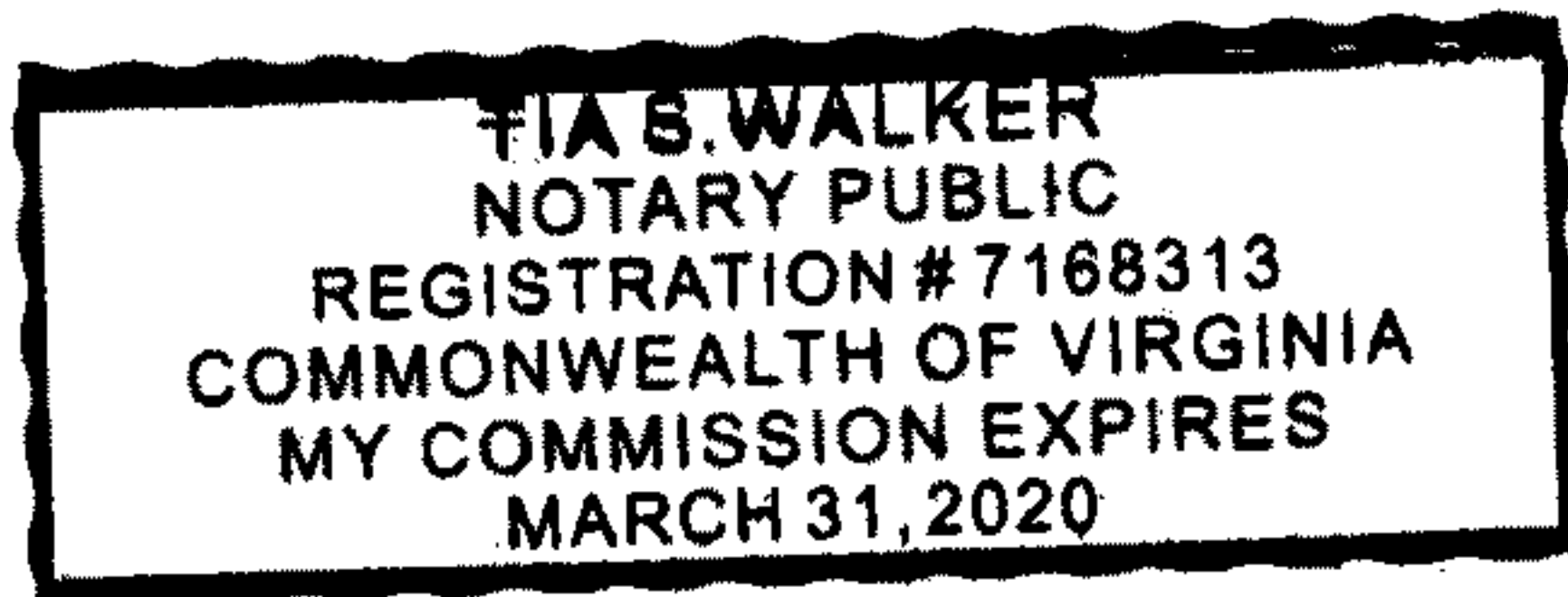
Franklin F. Gunn

Franklin F. Gunn

STATE OF Virginia  
COUNTY OF Arlington

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Franklin F. Gunn** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 1<sup>st</sup> day of December, 2016



[Signature]  
Notary Public

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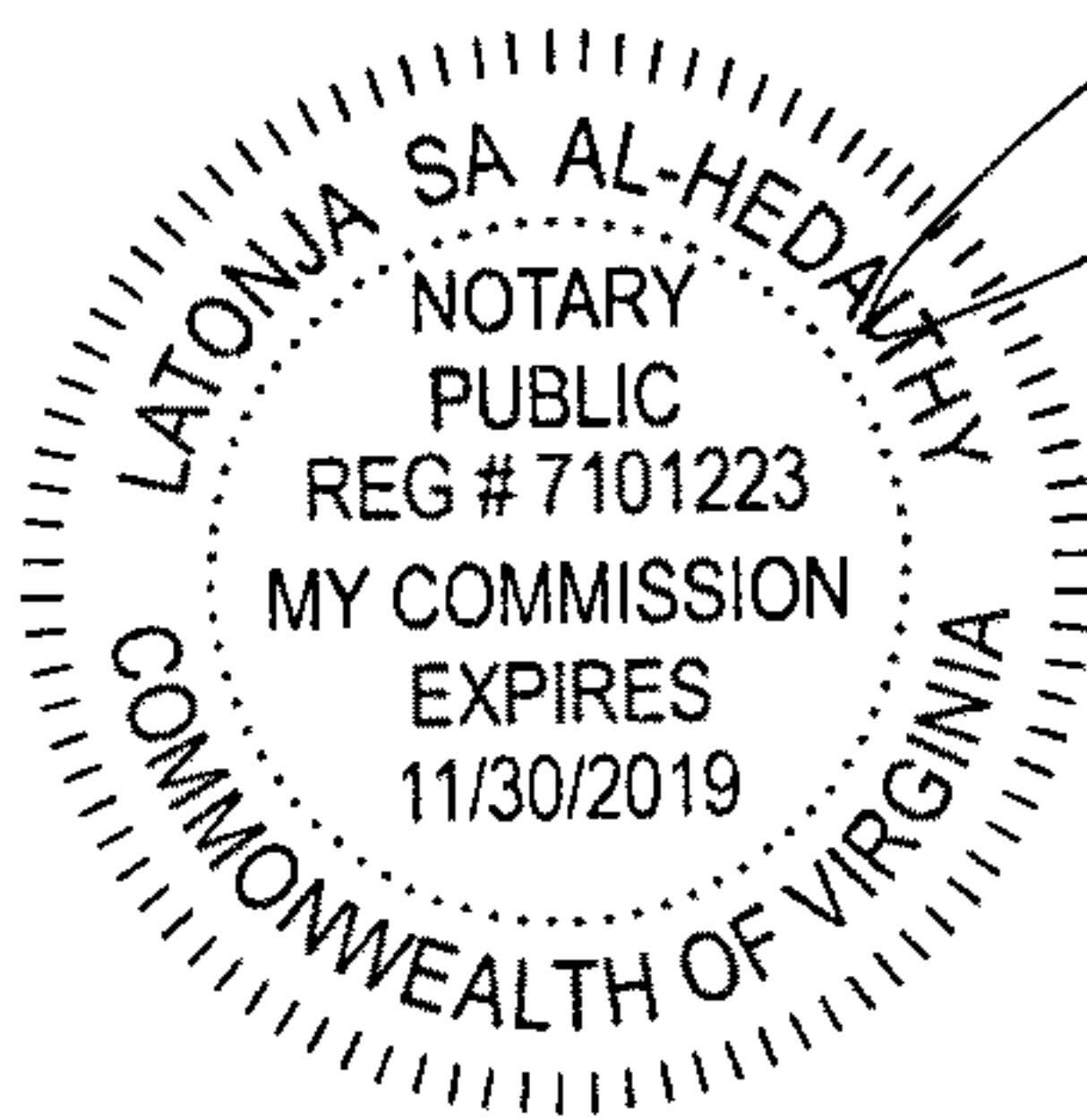
Executed by the undersigned on December 17, 2016:

Benita G. Cleggett  
**Benita G. Cleggett**

STATE OF Virginia  
COUNTY OF Arlington

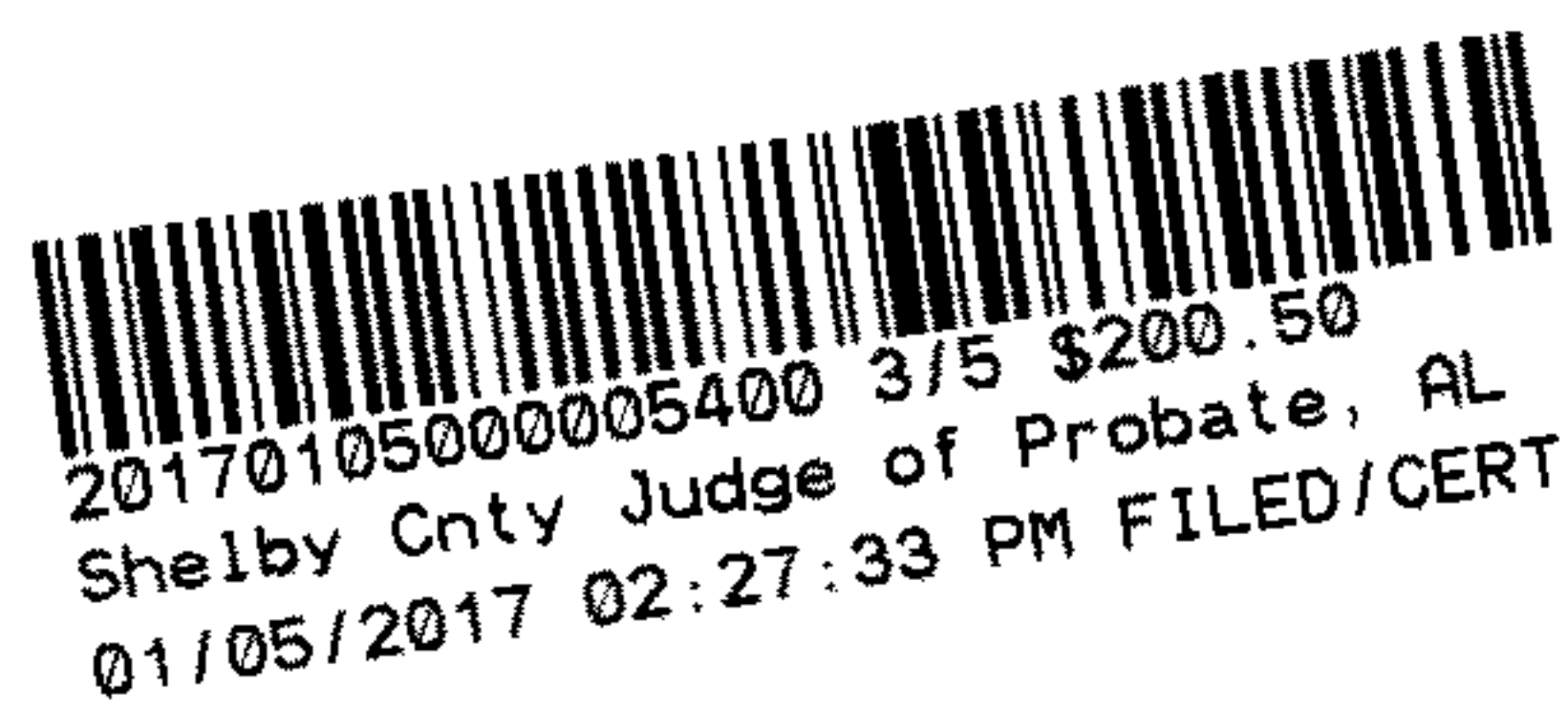
I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Benita G. Cleggett** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 17th day of December, 2016



LaTonja SA Al-Hedaithy  
Notary Public

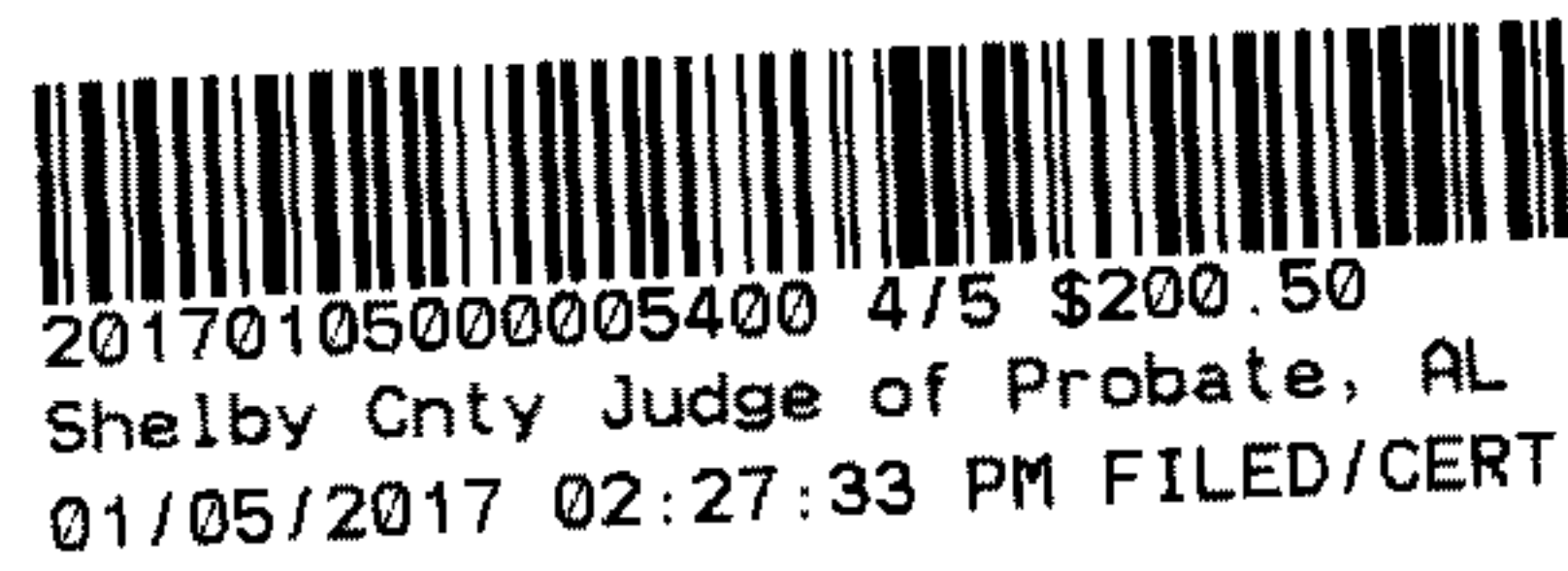
**LaTonja SA Al-Hedaithy**  
Virginia Notary Public  
Title Producer No. 659107  
Notary No. 7101223



**EXHIBIT A  
(LEGAL DESCRIPTION)**

**Lot 5 according to the Survey of Oak Meadows 1st Sector as recorded in Map Book 20  
Page 71 in the office of the Judge of Probate of Shelby County, Alabama.**

**PROPERTY ADDRESS 3005 Meadows Circle, Birmingham AL 35242**





# Real Estate Sales Validation Form

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

Grantor's Name Franklin F. Gunn and Benita G. Cleggett

Mailing Address PO Box 6014, Arlington, VA 22206

Property Address PO Box 6014, Arlington, VA 22206

Grantee's Name Benita G. Cleggett

Mailing Address 3005 Oak Meadows Circle Birmingham AL, 35242

Date of Sale  
Total Purchase Price 10.00

or  
Actual Value \$

or  
Assessor's Market Value \$ 346,700.00  
1/2 173,350.00

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 12-01-2016

Print FRANKLIN F GUNN

Unattested

Sign Franklin F. Gunn

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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