

WARRANTY DEED

STATE OF ALABAMA
County of

Send Tax Notice To: Mary Fox Horton
276 MaCallan Drive, Pelham AL 35124

Know all men by these presents:

That in consideration of Three Hundred Nine Thousand Nine Hundred and No/100 Dollars (\$309,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Linda E Batchelar and Peter H Batchelar, a married couple (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Mary Fox Horton (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1336, according to the Final Plat of Macallan at Ballantrea, Phase 2, as recorded in Map Book 39, Page 53, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions, and Rights Of Way of Record.

\$309,900.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.



20171025000387360 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/25/2017 12:58:12 PM FILED/CERT

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this _____ day of
October 2017

Linda E. Batchelar
Linda E Batchelar

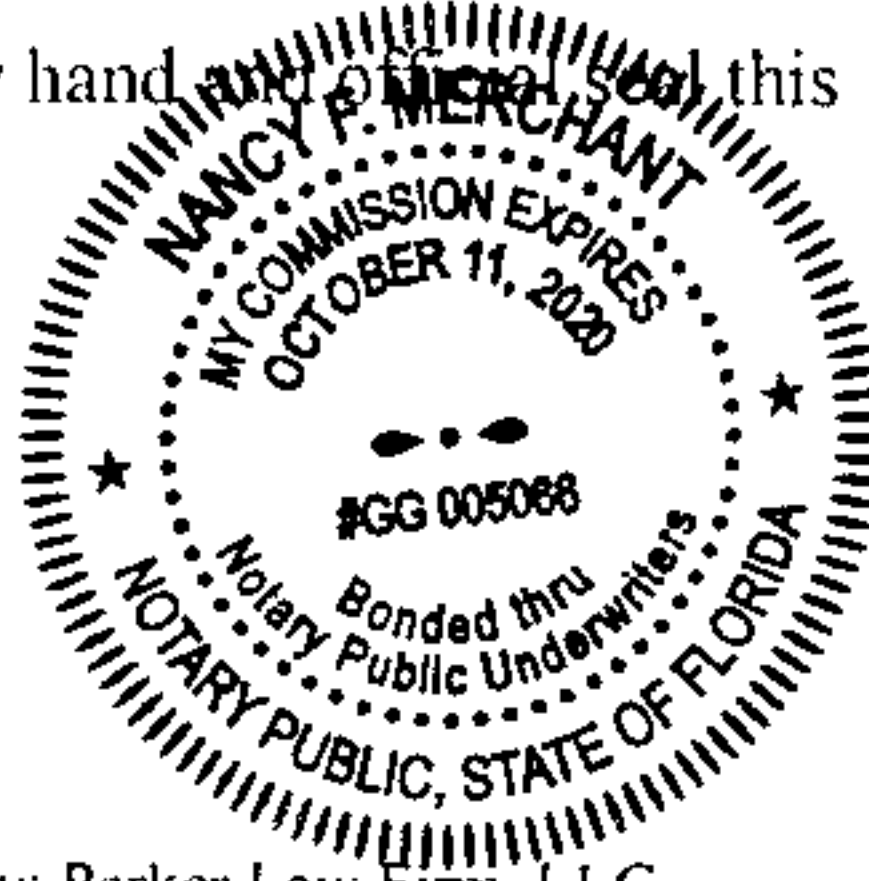
P H
Peter H Batchelar

STATE OF Florida
COUNTY Brevard

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Linda E Batchelar and Peter H Batchelar, a married Couple whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 12th day of October, 2017.



Nancy P. Merchant
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/11/2020

Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

20171025000387360 2/3 \$22.00
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Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Linda E Batchelar and Peter H Batchelar	Grantee's Name	Mary Fox Horton
Mailing Address	276 Macallan Drive Pelham AL 35124	Mailing Address	276 Macallan Dr Pelham AL 35124
Property Address	276 MaCallan Drive Pelham AL 35124	Date of Sale	October 13, 2017
		Total Purchase Price	\$309,900.00
		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 - 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: October 13 2017

Unattested

(verified by)

Print Linda E Batchelar

Sign: Linda E. Batchelar
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



20171025000387360 3/3 \$22.00
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