

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242

Send Tax Notice To: Donna Minor Ross
AL

File No.: 2017267

WARRANTY DEED



20171207000438160 1/2 \$66.00
Shelby Cnty Judge of Probate AL
12/07/2017 10:42:42 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Forty Thousand Dollars and No Cents (\$240,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Gregory P. Wooten and Jennifer C. Singleton-Wooten, husband and wife**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Donna Minor Ross** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 840 Mostellers Drive, Shelby, AL 35143**; to wit;

LOT 310, ACCORDING TO THE SURVEY OF ALABAMA POWER COMPANY RECREATIONAL COTTAGE SITE, SECTOR 3, AS RECORDED IN MAP BOOK 22, PAGES 51 A THROUGH C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject To:

1. **Property Taxes for 2018, and subsequent years.**
2. **Mineral and mining rights in #1997-27165; #1998-09896 & #2000-22177**
3. **Existing utility ingress-egress easements.**
4. **Restrictive covenants in #1997-08324**
5. **Floor Rights in favor of Alabama Power**
6. **7.5 foot utility easement across Northeast side of lot.**

\$192,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5th day of December, 2017.


Gregory P. Wooten


Jennifer C. Singleton-Wooten

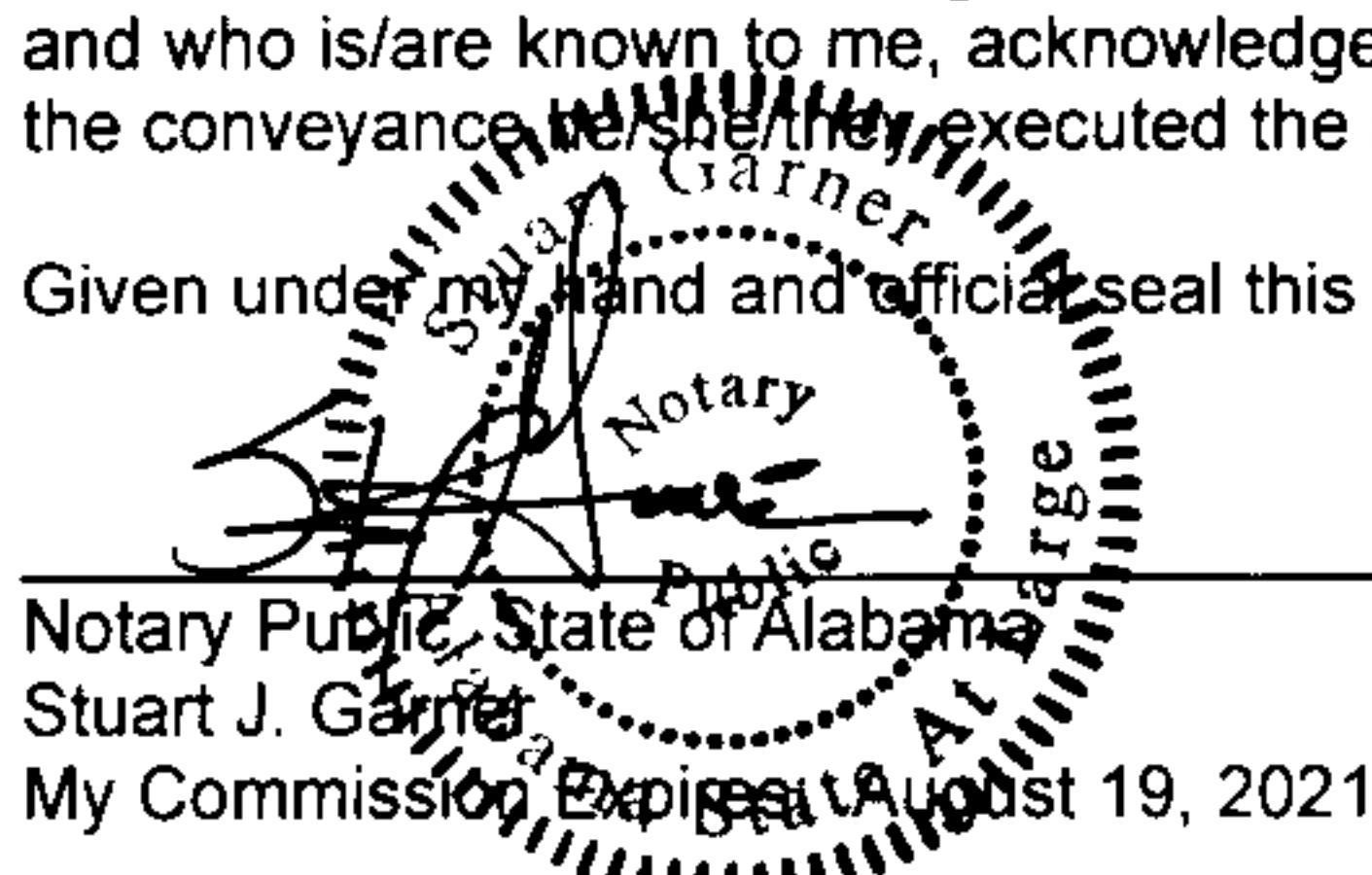
Shelby County, AL 12/07/2017
State of Alabama
Deed Tax \$48.00

State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Gregory P. Wooten and Jennifer C. Singleton-Wooten, 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, he/she/they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of December, 2017.


Notary Public, State of Alabama
Stuart J. Garner
My Commission Expires August 19, 2021

Real Estate Sales Validation Form

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

Grantor's Name	Gregory P. Wooten Jennifer C. Singleton-Wooten	Grantee's Name	Donna Minor Ross
Mailing Address		Mailing Address	
	, AL		, AL
Property Address	840 Mostellers Drive Shelby, AL 35143	Date of Sale	December 05, 2017
		Total Purchase Price	\$240,000.00
		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	



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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.

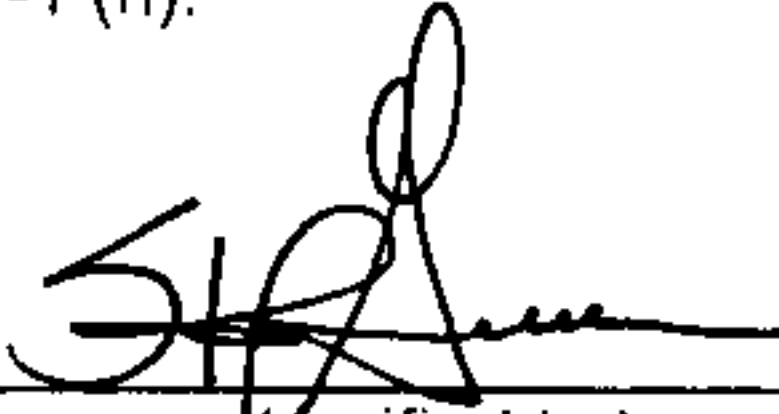
Date of Sale - the date on which interest to the property was conveyed.

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 of 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	December 04, 2017	Print	Gregory P. Wooten
☐ Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one