


This Instrument prepared by:  
Lindsey Eastwood  
2001 Park Place, Suite 255  
Birmingham, AL 35203

  
20190528000181660 1/4 \$126.00  
Shelby Cnty Judge of Probate, AL  
05/28/2019 01:57:42 PM FILED/CERT

Mail Tax Notice to:  
Scott Laughlin  
2004 Eagle Creek Circle  
Birmingham, AL 35242

**Preparer makes no warranty of title or accuracy of legal description in the property described herein.**

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## WARRANTY DEED

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### STATE OF ALABAMA JEFFERSON COUNTY

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by to the Grantees herein, the receipt of which is acknowledged, I/WE, **Margaret Laughlin, a single woman, Scott P. Laughlin, a married man and Larry W. Laughlin, a married man**, (herein referred to as Grantor) do grant, bargain, sell, and convey unto **Scott P. Laughlin**, (herein referred to as Grantees) fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Jefferson County, Alabama, to wit:

**Lot 439, according to the survey of Wyndham, Rockhampton Sector, Phase II, as recorded in Map Book 24, Page 65 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Margaret Laughlin, Scott P. Laughlin and Larry W. Laughlin are all the surviving heirs at law of Donald Laughlin, deceased, having died on November 26, 2019**

**Surface rights only.**  
Description furnished by Grantor.

**Subject to:**

- 1. Ad Valorem taxes for tax year 2018 and all subsequent years.**
- 2. Easements, restrictions and reservations of record.**

**THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS HEREIN OR SPOUSES IF ANY.**

TO HAVE AND TO HOLD to said Grantees, and to their heirs and assigns forever, them together with every contingent remainder and right of reversion.

If it is the intention of the grantees herein that title to the property is held jointly with the right of survivorship and the joint tenancy shall not be extinguished upon the death of the first grantee to die or the subsequent death of any of the remaining surviving grantees. The joint tenancy

STATE OF LOUISIANA

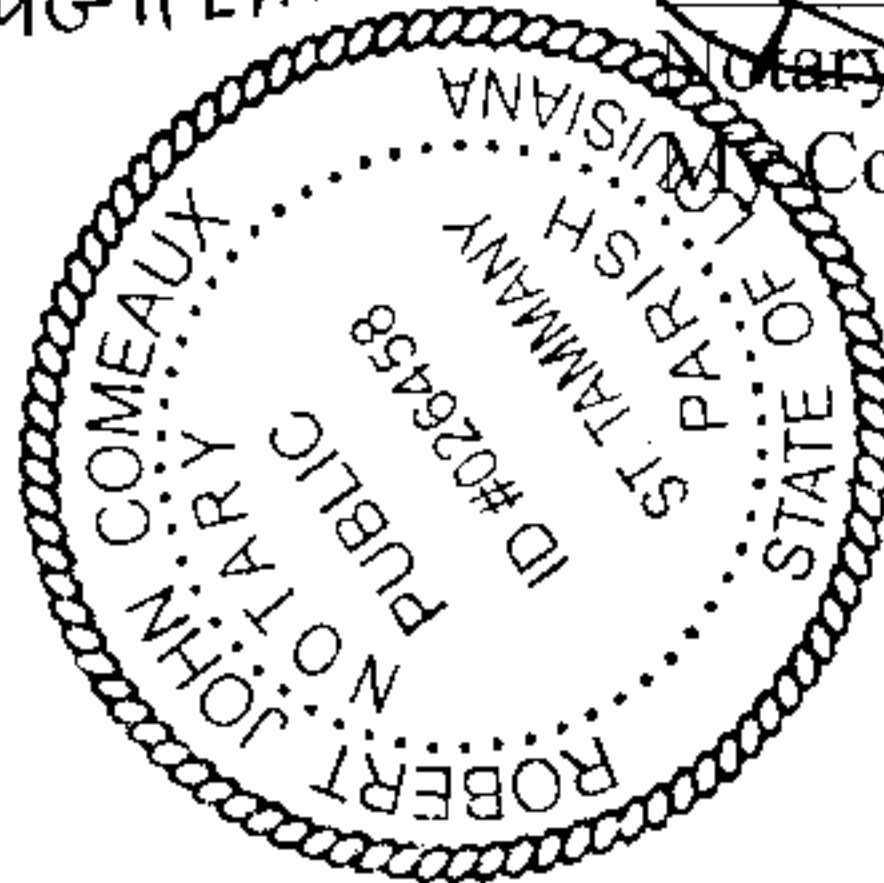
St Tammany parish COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry W. Laughlin whose name is signed to the foregoing conveyance, 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 27th day of March, 2019.

Larry W. Laughlin  
LARRY W. LAUGHLIN  
Notary Public Robert John Comeaux  
My Commission Expires: Renew for Life

NOTARY PUBLIC SIGNATURE  
ONLY AND NOT TO FORM  
CONTENT SIGNATURE

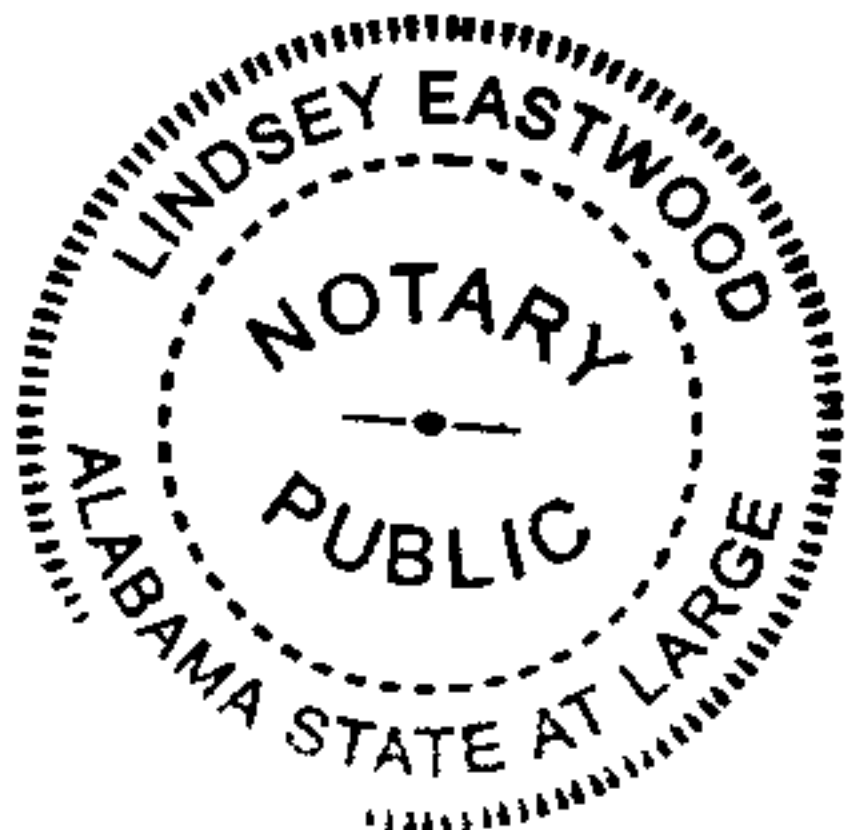


ROBERT JOHN COMEAUX  
Louisiana Civil Law Notary  
ID # 026458  
Renew for Life

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Scott P. Laughlin whose name is signed to the foregoing conveyance, 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 19 day of March, 2019.



Lindsey M. Eastwood  
Notary Public  
My Commission Expires: For Life

LINDSEY M. EASTWOOD  
Notary Public, Alabama State at Large  
My Commission Expires 2/5/2023

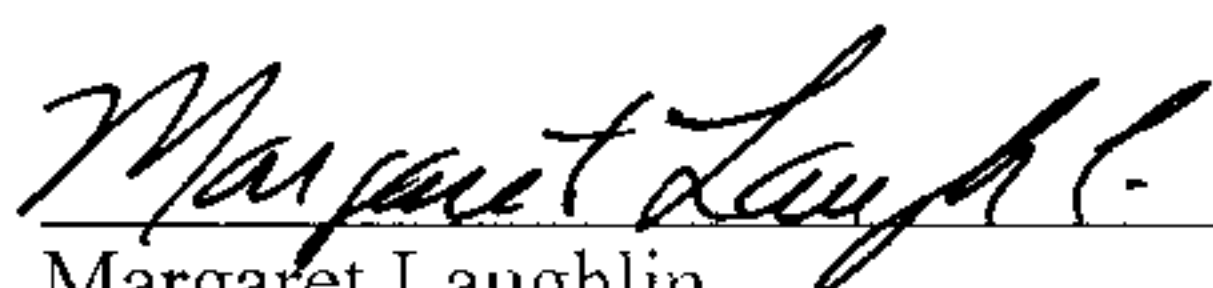


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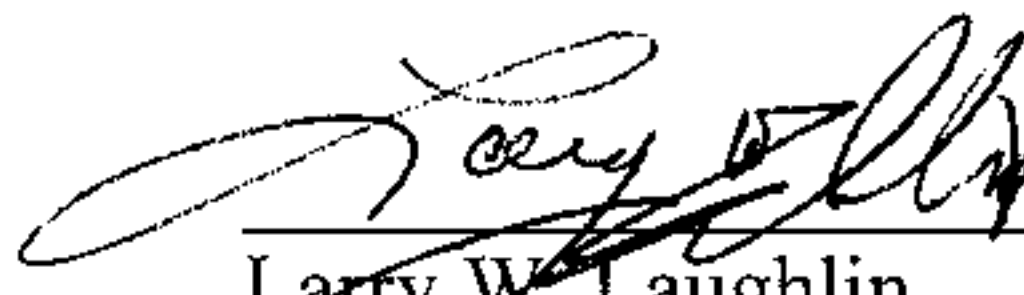
with right of survivorship shall continue to remain in full force and effect and upon the subsequent death of any of the then surviving grantee(s) any and all of the decedents undivided fractional interest shall continue to pass to the remaining surviving grantee(s) in equal parts until the entire interest in fee simple passes to the last surviving grantee.

And I do for myself and for my heirs, executors, and administrators covenant with the said said GRANTEES, their heirs and assigns, that I lawfully seize in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14 day of March, 2019.

  
Margaret Laughlin  
by Scott P. Laughlin  
as Attorney in Fact

  
Scott P. Laughlin

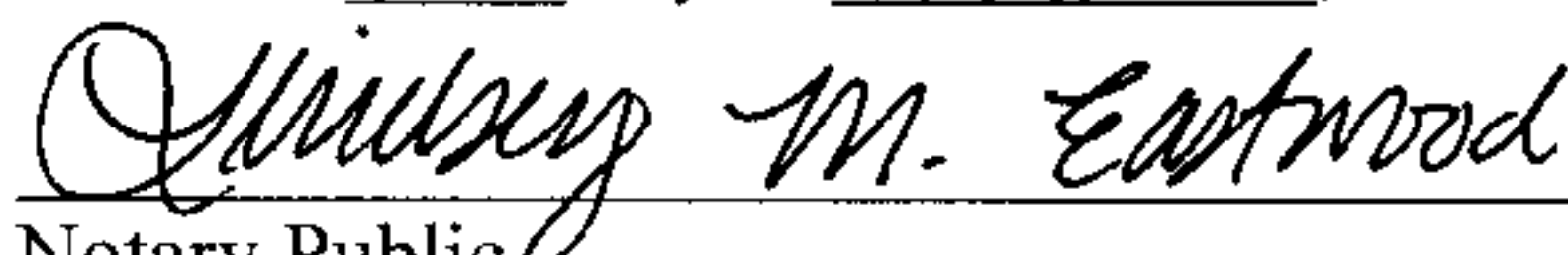
  
Larry W. Laughlin

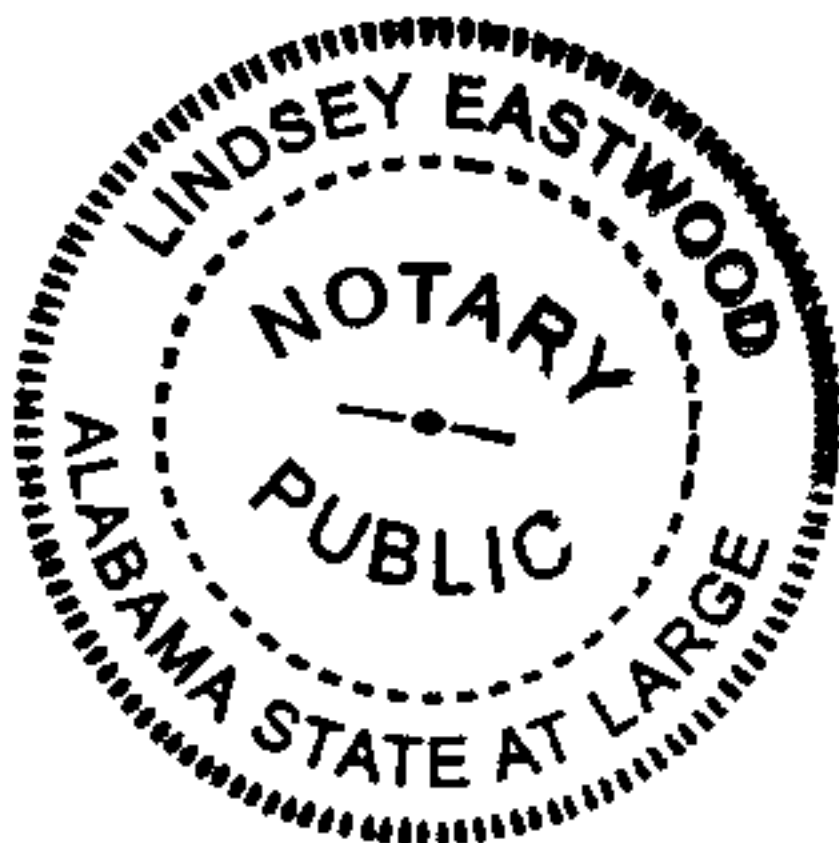
NOTARY AFFIDAVIT SIGNATURE  
ONLY AND NOT TO FORM  
CONTENT OF THIS DOCUMENT

**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Scott P. Laughlin as Attorney in Fact for Margaret Laughlin whose name is signed to the foregoing conveyance, 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 March, 2019.

  
Notary Public  
My Commission Expires: \_\_\_\_\_



**LINDSEY M. EASTWOOD**  
Notary Public, Alabama State at Large  
My Commission Expires 2/5/2023



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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 Margaret Laughlin by  
Mailing Address Scott Laughlin and Larry  
Laughlin, attorneys in fact  
2004 Eagle Creek Circle,  
Birmingham, AL 35242

Grantee's Name Scott Laughlin  
Mailing Address 2004 Eagle Creek Circle  
Birmingham, AL 35242

Property Address 8050 Rockhampton Circle  
Helena, AL 35080

Date of Sale 3/14/2019  
Total Purchase Price \$ 10.00

or  
Actual Value \$                     

or  
Assessor's Market Value \$ \$150,900.00 2/3 = 100,600.

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 Warranty Deed

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                     

Print                     

Sign                     

Unattested

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(Grantor/Grantee/Owner/Agent) circle one

Form RT-1