

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

SEND TAX NOTICE TO:  
Patricia F. Jones  
16 Oak Ridge Drive  
Pelham, Alabama 35124

20120820000308940 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
08/20/2012 02:01:47 PM FILED/CERT

**GENERAL WARRANTY DEED**

Shelby County, AL 08/20/2012  
State of Alabama  
Deed Tax: \$3.00

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars (\$149,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Raena D. Maday and husband, Roy Kristopher Maday, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Patricia F. Jones (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:**

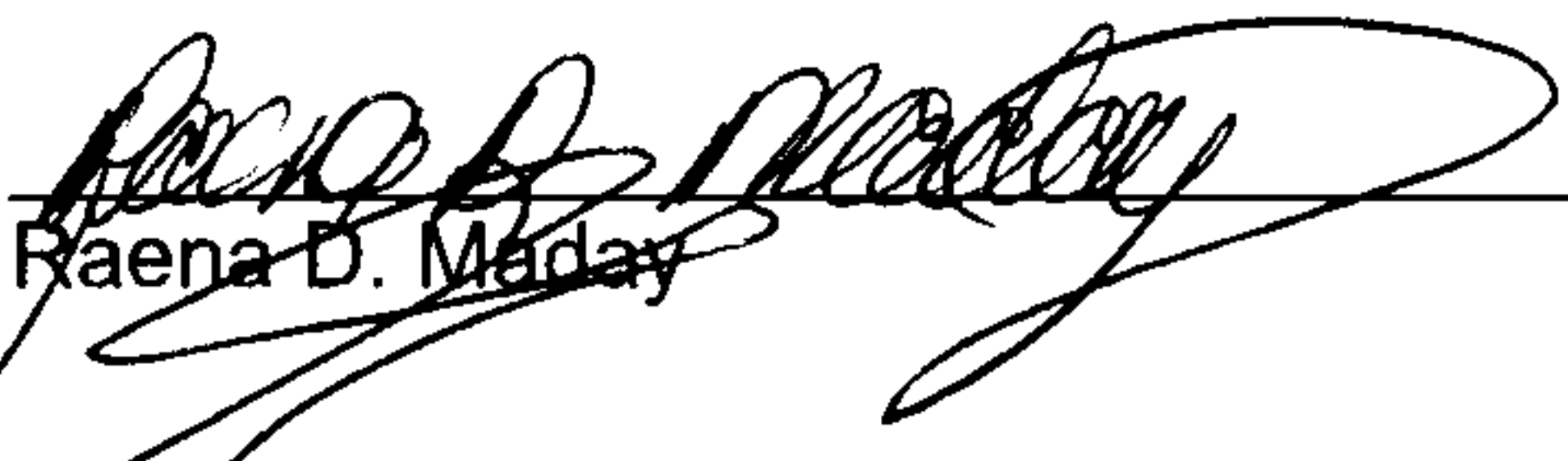

Lot 16, according to the Map of Little Oak Ridge Estates, Second Sector, as recorded in Map Book 5, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama.

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 Forty-Seven Thousand One Hundred Eighty-Four And No/100 Dollars (\$147,184.00) 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.

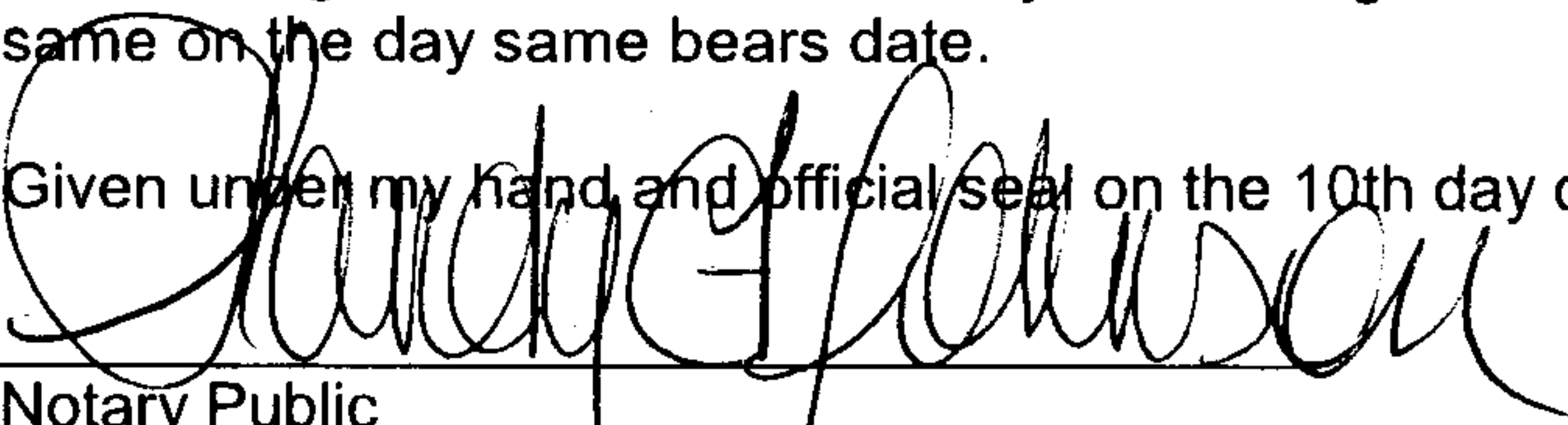
**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on August 10, 2012.

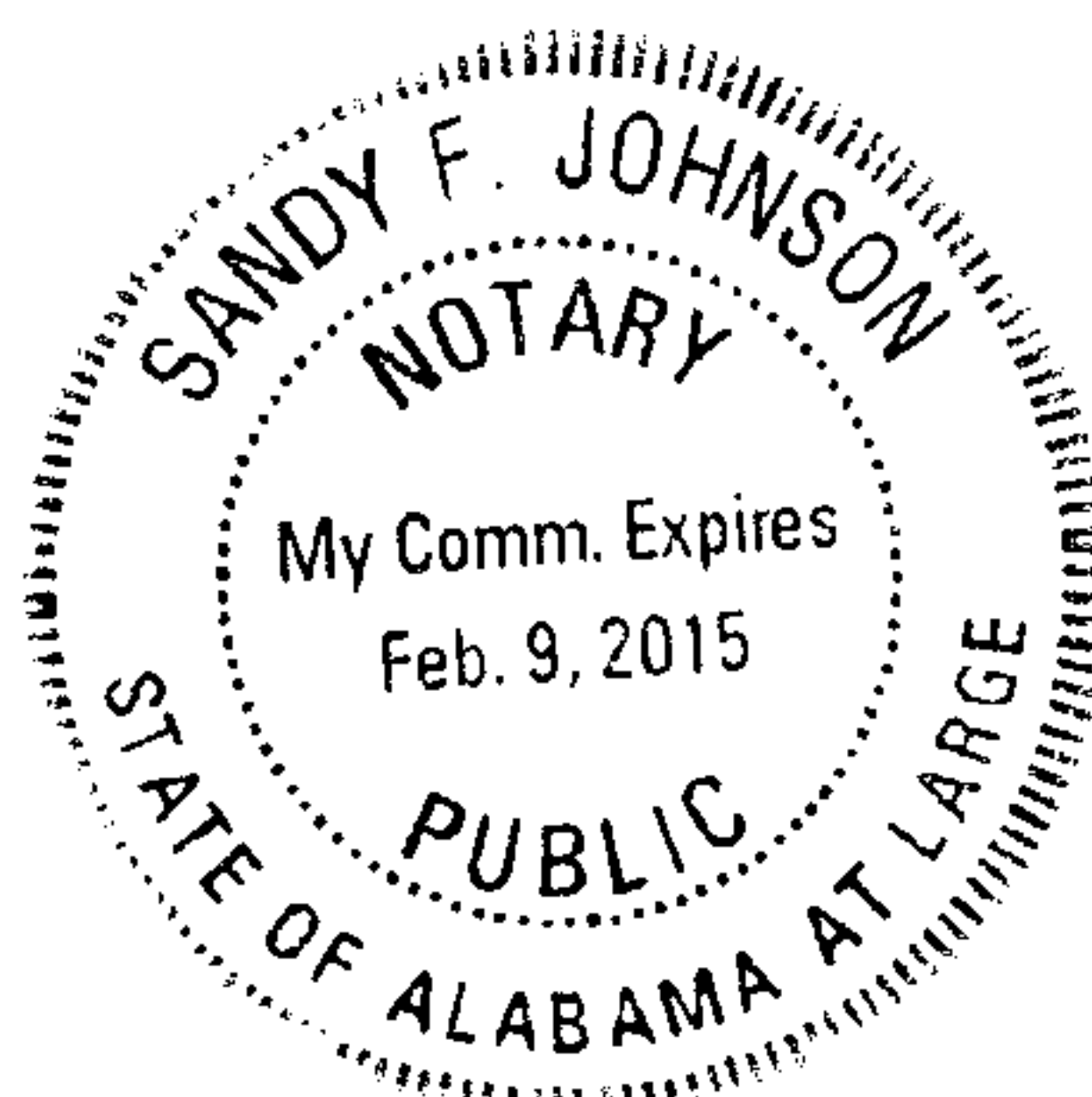
  
Raena D. Maday  
  
Kristopher Roy Maday

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Raena D. Maday and Kristopher Roy Maday, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same on the day same bears date.

Given under my hand and official seal on the 10th day of August, 2012.

  
Notary Public  
Commission Expires



Real Estate Sales Validation Form

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

Grantor's Name Baena D. Maday &
Mailing Address Roy Christopher Maday
2181 Village Lane
Calera, AL 35040

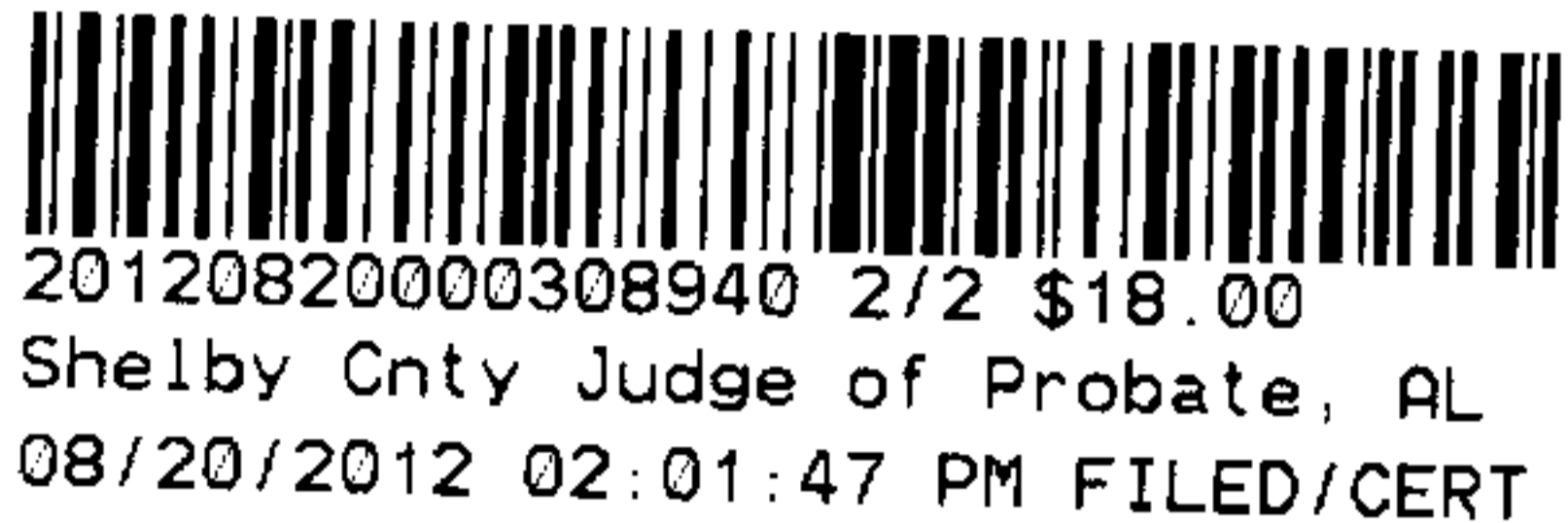
Grantee's Name Patricia E. Jones
Mailing Address 116 Oak Ridge Drive
Pelham, AL 35124

Property Address 116 Oak Ridge Drive
Pelham, AL 35124

Date of Sale 8/10/12
Total Purchase Price \$ 149,900.00

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
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 8/10/12

Print Sandy E. Johnson

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one