

Send tax notice to: Ashley T. McCoy, 1363 Dearing Downs Circle, Helena, Al. 35080

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,
Birmingham, Al. 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred forty-two thousand five hundred and no/100 (\$142,500.00) Dollars** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Sheppard Jones, III as Executor of the Estate of Fred S. Jones, Jr., deceased, in the Probate Court of Jefferson County, Alabama, Case #PR205430**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

ASHLEY T. MCCOY

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 31, according to the Survey of Dearing Downs, Third Addition, as recorded in Map Book 8, page 15 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

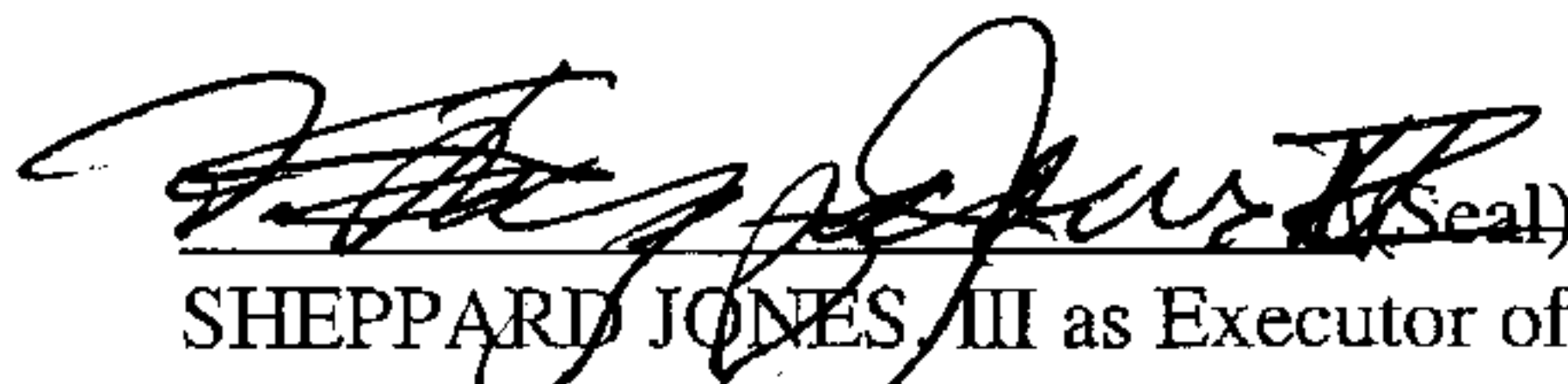
\$139,918.00 of the above mentioned purchase price was been paid for from a mortgage loan which was closed simultaneously herewith.

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 persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 25TH day of July, 2012.

Shelby County, AL 09/11/2012
State of Alabama
Deed Tax: \$3.00

 (Seal)
SHEPPARD JONES, III as Executor of the Estate of
Fred S. Jones, Jr. deceased in the Probate Court of
Jefferson County, Alabama Case #PR205430

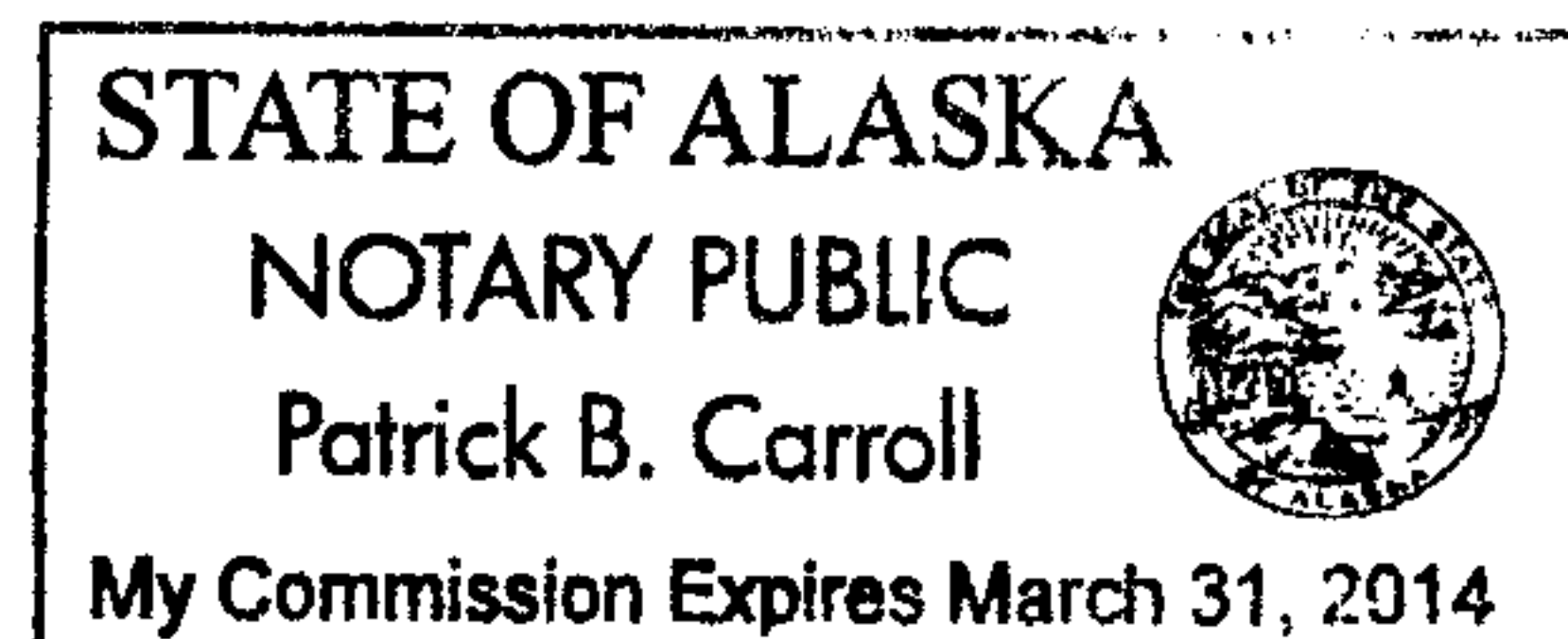
State of Alaska


~~XXXXXX~~ **Fourth Judicial District**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sheppard Jones, III as Executor of the Estate of Fred S. Jones, Jr., deceased in the Probate Court of Jefferson County, Alabama, Case #PR205430 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 in his capacity as Executor of the Estate of Fred S. Jones, Jr., deceased executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 25 day of July, 2012.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/31/14




20120911000344700 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
09/11/2012 02:43:08 PM FILED/CERT

12-132-

Real Estate Sales Validation Form

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

Grantor's Name Sheppard Jones, III
 Mailing Address _____

Grantee's Name Ashley McCoy
 Mailing Address 1363 Dearing Downs
CR
Helena, AL 35080


Property Address 1363 Dearing Downs CR.
Helena, AL 35080

Date of Sale 7/25/12
 Total Purchase Price \$ 142,500
 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


 20120911000344700 2/2 \$18.00
 Shelby Cnty Judge of Probate, AL
 09/11/2012 02:43:08 PM FILED/CERT

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 8/20/12

Print _____

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1