
THIS INSTRUMENT WAS PREPARED BY:

James P. Naftel, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 Regions Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Paul Douglas McClure
4113 Milner Circle
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ninety Eight Thousand Nine Hundred Dollars (\$198,900.00) and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **PAUL DOUGLAS McCLURE and wife, TAMLA TALLON McCLURE** (herein referred to as Grantors), do grant, bargain, sell and convey unto **PAUL DOUGLAS McCLURE and TAMLA TALLON McCLURE, as tenants in common** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of the final recorded plat of Greystone Farms, Mill Creek Sector, Phase 2, as recorded in Map Book 21, Page 21, in the Probate Office of Shelby County, Alabama.


Subject to:

1. Ad valorem taxes and/or homeowner or association dues which may be currently due or accruing against the subject Property;
2. All easements, covenants, conditions, restrictions, building lines and limitations or rights of way appearing of record in the aforesaid Probate Office, if any; and
3. Outstanding principal balance of the mortgage recorded in the aforesaid Probate Office currently in the amount of \$162,000 as Instr. #20120306000079470.

This deed was prepared with information supplied by the Grantors herein without the benefit of a title search being performed on the subject property and preparer makes no certification as to the current fee simple title to the subject property.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns forever.

Shelby County, AL 10/02/2012
State of Alabama
Deed Tax: \$37.00


20121002000375340 1/3 \$55.00
Shelby Cnty Judge of Probate: AL
10/02/2012 11:55:52 AM FILED/CERT

And we do for ourselves and for our heirs, executors, and administrators covenant with the Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals this 13th day of September, 2012.

Paul Douglas McClure
PAUL DOUGLAS McCLURE

Tamla Tallon McClure
TAMLA TALLON McCLURE


STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Douglas McClure and wife, Tamla Tallon McClure, 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of September, 2012.

[Signature]
Notary Public
My Commission Expires: 1/11/14
(SEAL)


20121002000375340 2/3 \$55.00
Shelby Cnty Judge of Probate, AL
10/02/2012 11:55:52 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Paul Douglas McClure and
Tamla Tallon McClure
Mailing Address 4113 Milner Circle
Birmingham, AL 35242

Grantee's Name Paul Douglas McClure and
Tamla Tallon McClure
Mailing Address 4113 Milner Circle
Birmingham, AL 35242

Property Address 6551 Mill Creek Circle
Birmingham, AL 35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 198,900.00

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
_____ X Other Total Market Value for 2012 less
current mortgage amount of \$162,000.00

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

_____ Unattested

9/13/12
[Signature]
(verified by)

Printed Name: Paul Douglas McClure

Sign

Paul Douglas McClure
(Owner)