

Send tax notice to:

Timothy B. Owens
Kimberly M. Owens
1906 River Way Drive
Birmingham, AL 35244
NTC1200233

This instrument prepared by:

Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Two Thousand and 00/100 Dollars (\$262,000.00) in hand paid to the undersigned **John D. Frey and Jean Frey, Husband and Wife**, (hereinafter referred to as "Grantors"), by **Timothy B. Owens and Kimberly M. Owens** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 251, according to the Map of Riverchase Country Club, Ninth Addition, Residential Subdivision, as recorded in Map Book 8, Page 46 A & B, in the Probate Office of Shelby County, Alabama.

Also known as:

1906 River Way Drive
Birmingham, AL 35244


SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$209,600.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

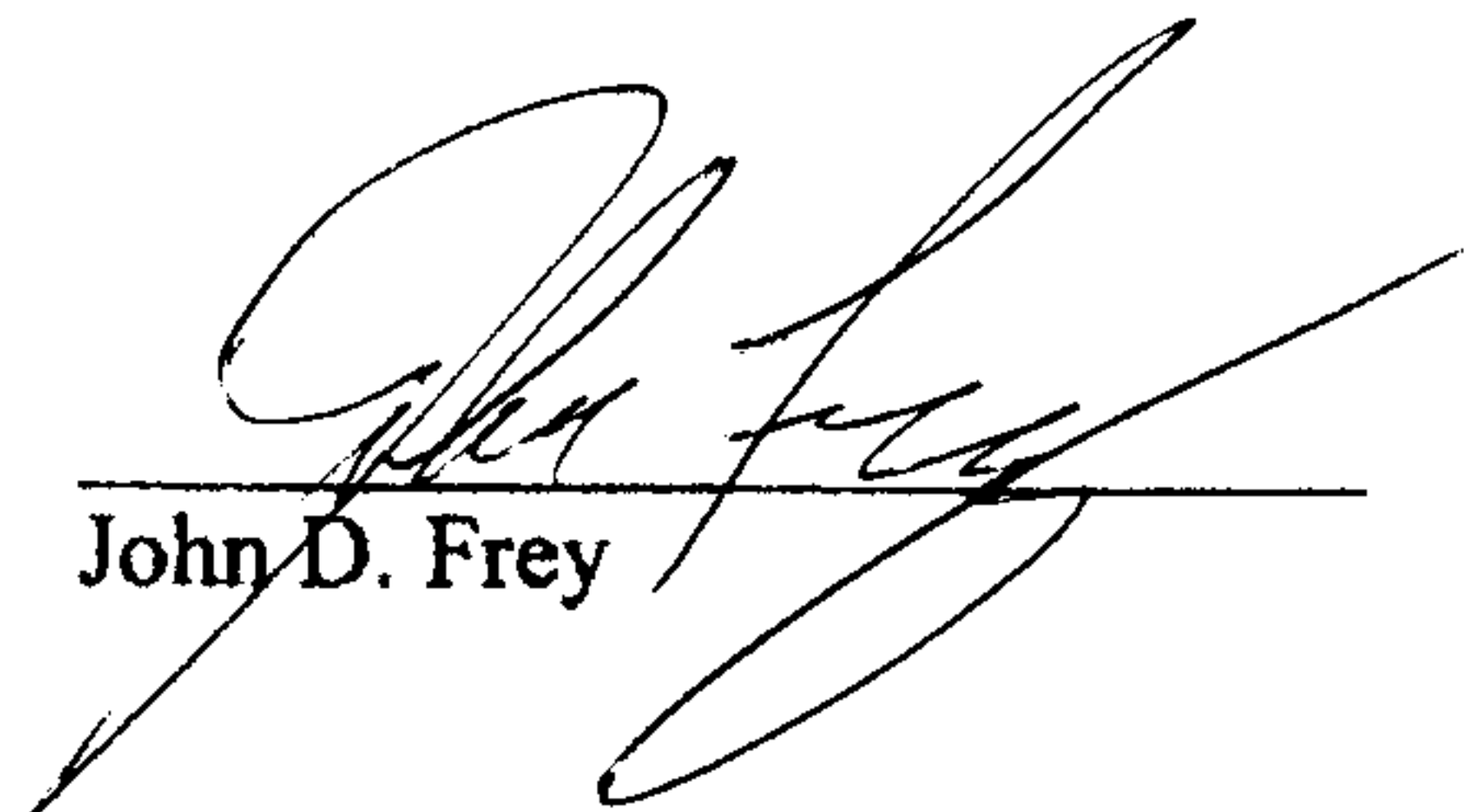
The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall

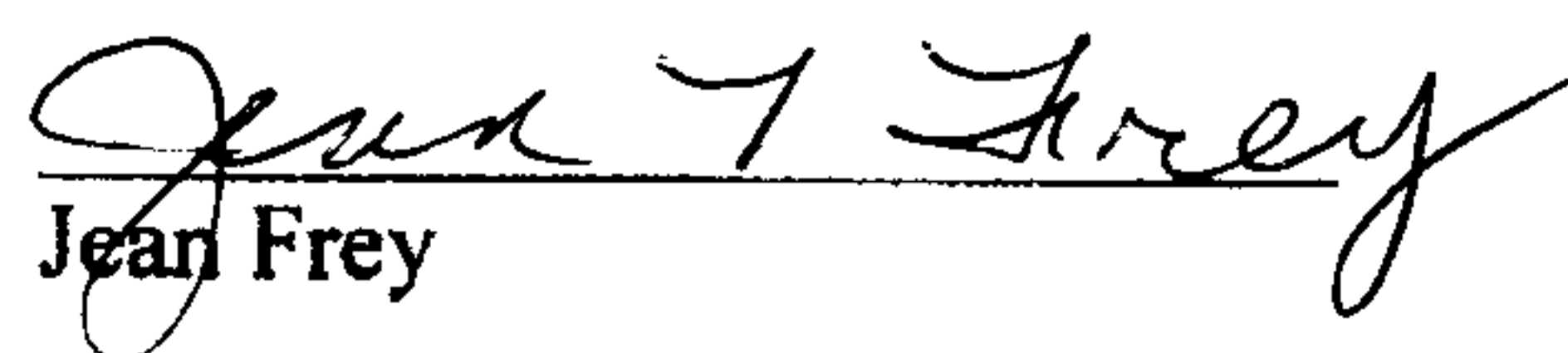

20121116000440760 1/3 \$70.50
Shelby Cnty Judge of Probate, AL
11/16/2012 03:15:09 PM FILED/CERT

Shelby County, AL 11/16/2012
State of Alabama
Deed Tax: \$52.50

warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors John D. Frey and Jean Frey have hereunto set their signatures and seals on November 9, 2012.


John D. Frey


Jean Frey

STATE OF Florida
COUNTY OF Martin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John D. Frey and Jean Frey, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Produced FL DL# F600-464-45-211-0 & F600-478-48-874-0

Given under my hand and official seal this the 8th day of November, 2012

(NOTARIAL SEAL)


Notary Public

Print Name:

Commission Expires: 12-1-2013



ELIZABETH JEAN ROTTA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE109346
Expires 12/1/2013



20121116000440760 2/3 \$70.50
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11/16/2012 03:15:09 PM 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 John D. Frey

Mailing Address Jean Frey

228 2 NE Marlberry Lane
Jensen Beach FL
35244

Grantee's Name Timothy B Owens

Mailing Address 1906 River Way DR
Birmingham AL
35244

Property Address 1906 River Way DR
Birmingham AL
35244

Date of Sale 11-9

Total Purchase Price \$ 262,000

or

Actual Value

\$

or

Assessor's Market Value \$



20121116000440760 3/3 \$70.50
Shelby Cnty Judge of Probate, AL
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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

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 11-9-12

Print

Jennifer Banik

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one