

Send tax notice to: 03/26/201
Melissa Osborne
2529 Willowbrook Circle
Birmingham, Alabama 35242

STATE OF ALABAMA)
 :
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

Bruce W. Moon and his wife Marian B. Moon


Melissa Osborne


Lot 21, according to the Survey of Willowbrook, as recorded in Map Book 11, page 48, in the Probate Office of Shelby County, Alabama

Subject to:

- (1) 2013 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantors; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons.

 (Seal)
Bruce W. Moon

 (Seal)
Marian B. Moon

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Bruce W. Moon and Marian B. Moon 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.

Notary Public: David P. Condon
My Commission Expires: 2-12-14

Shelby County, AL 03/26/2013
State of Alabama
Deed Tax:\$159.50

AT-LARGE

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Bruce W Moonard
Marion B Moon
2529 Willowbrook Cir
Birmingham, AL 35242

Grantee's Name
Mailing Address

Melissa Osborne
2013 Acton Park Way
Birmingham, AL 35243

Property Address

2529 Willowbrook Circle
Birmingham, AL 35242

Date of Sale

2/26/13

Total Purchase Price \$

379,100

or

Actual Value

\$

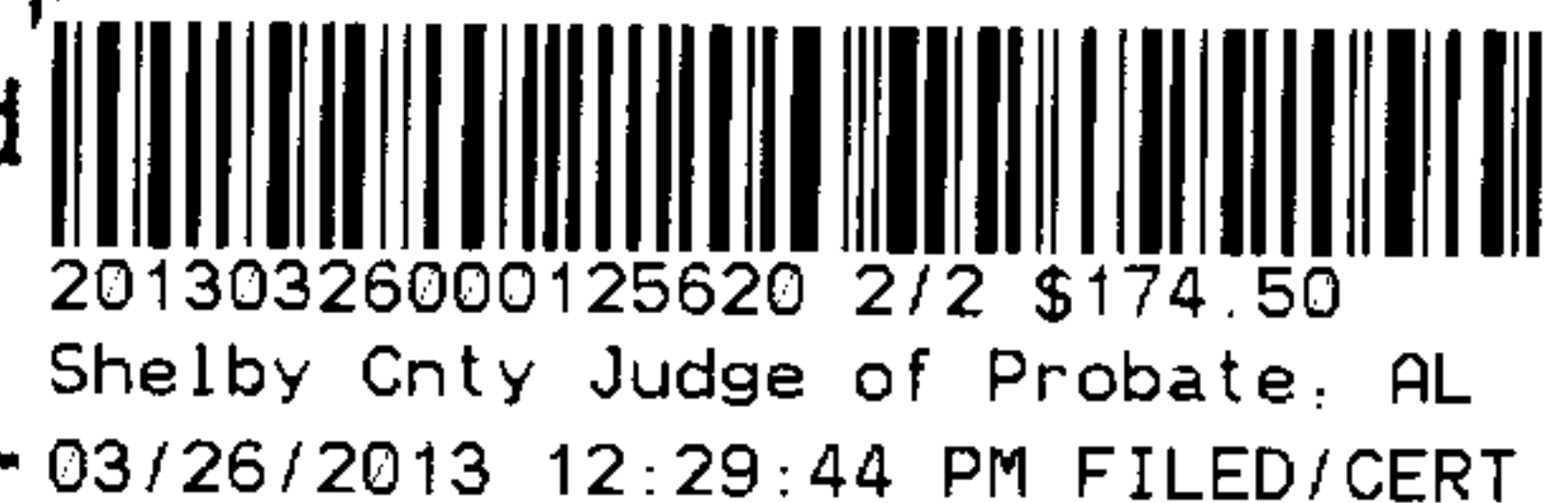
or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following 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 _____

Unattested

(verified by)

Print Caroline Wildman for David P. Gordon, PE

Sign

Caroline Wildman

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1