

This Instrument Was Prepared By:

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3500 Colonnade Pkwy, Ste 350  
Birmingham, Alabama 35243  
(205) 443-9027

SEND TAX NOTICE TO:

802 Creekview Drive  
Pelham, AL 35124

**WARRANTY DEED**



20130426000169850 1/3 \$35.50  
Shelby Cnty Judge of Probate, AL  
04/26/2013 11:21:00 AM FILED/CERT

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **Eighty-seven Thousand and 00/100s Dollars (\$87,000.00)** The amount which can be verified in Sales Contact, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Bo M. Sin a single person** whose address is 557 Arbor Station Drive, Long Beach, MS 39560 and **Jamson Michael Neeley, a single person** whose address is 1522 19th St. South, Apt. 2 B'ham, AL 35205 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Matthew T. Bartlett, Chelsey Bartlett and Margaret N. Bartlett**, whose address is 812 Creekview Drive Pelham AL 35124 (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Jefferson County, Alabama, the address of which is **812 Creekview Drive, Pelham, AL 35124** to wit:

Lot 14, Block 7, according to the Survey of Oak Mountain Estates, Sixth Sector, as recorded in Map Book 5, Page 102, in the Probate Office of the Judge of Probate of Shelby County, Alabama.

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than \$104,400.00 (120% of short sale price) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

DEED EFFECTIVE DATE: 4/12/2013

Shelby County, AL 04/26/2013  
State of Alabama  
Deed Tax: \$17.50

The Purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase Money Mortgage being executed simultaneously herewith in the amount of \$ 69,600.00.

**To Have and To Hold** to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

X \_\_\_\_\_  
Bo M. Sin

*Jason Michael Neeley*  
\_\_\_\_\_  
Jason Michael Neeley

STATE OF \_\_\_\_\_ County ss:

I, \_\_\_\_\_ a Notary Public in and for said county in said state, hereby certify that **Bo M. Sin** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily .

WITNESS my hand and official seal in the county and state aforesaid this the \_\_\_\_\_ day of \_\_\_\_\_,

My Commission Expires:

✓ \_\_\_\_\_  
Notary Public

(S E A L)

\*\*\*\*\*

STATE OF Alabama \_\_\_\_\_ County ss: Jefferson

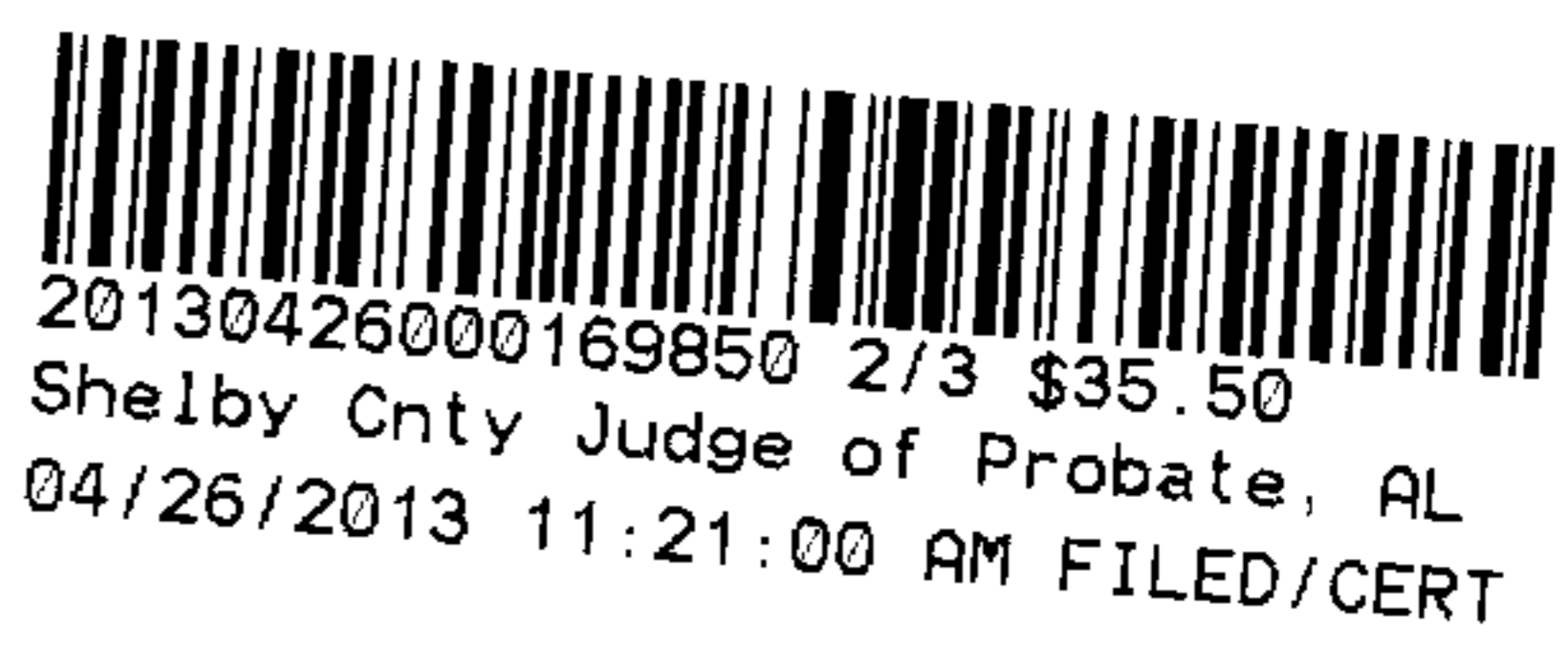
I, Dana Wright McGowin a Notary Public in and for said county in said state, hereby certify that **Jason Michael Neely** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily .

WITNESS my hand and official seal in the county and state aforesaid this the 2013 11<sup>th</sup> day of April,

My Commission Expires: 3/5/17

*[Signature]*  
\_\_\_\_\_  
Notary Public

(S E A L)



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 11 day of April, 2013.

X Bo M. Sin  
Bo M. Sin

\_\_\_\_\_  
Jason Michael Neeley

STATE OF New York New York County ss:

I, Roger I. Corrales a Notary Public in and for said county in said state, hereby certify that **Bo M. Sin** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily.

2013 WITNESS my hand and official seal in the county and state aforesaid this the 11 day of April,

My Commission Expires:

✓ Roger I. Corrales  
Notary Public  
(S E A L)  
**Roger Ishmael Corrales**  
Notary Public, State of New York  
No. 01C06248579  
Qualified in New York County  
Commission Expires on September 19, 2015

\*\*\*\*\*


STATE OF \_\_\_\_\_ County ss:

I, \_\_\_\_\_ a Notary Public in and for said county in said state, hereby certify that **Jason Michael Neely** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the \_\_\_\_\_ day of \_\_\_\_\_,

My Commission Expires:

\_\_\_\_\_  
Notary Public  
(S E A L)

  
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