

This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

Send Tax Notice to: Richard O. May and
(Name) Allison H. May
(Address) 229 Wisteria Lane
Alabaster, AL 35007

Statutory Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Two Hundred Seventy One Thousand Dollars and 00/100 (\$271,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Harris & Doyle Homes, Inc., an Alabama Corporation

(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard O. May and Allison H. May


20130430000176120 1/2 \$29.00
Shelby Cnty Judge of Probate, AL
04/30/2013 03:05:01 PM FILED/CERT

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Tuscaloosa County, Alabama to-wit:

Lot 22, according to the Survey of Wisteria, as recorded in Map Book 39, Page 23, in the Probate Office of Shelby County, Alabama.

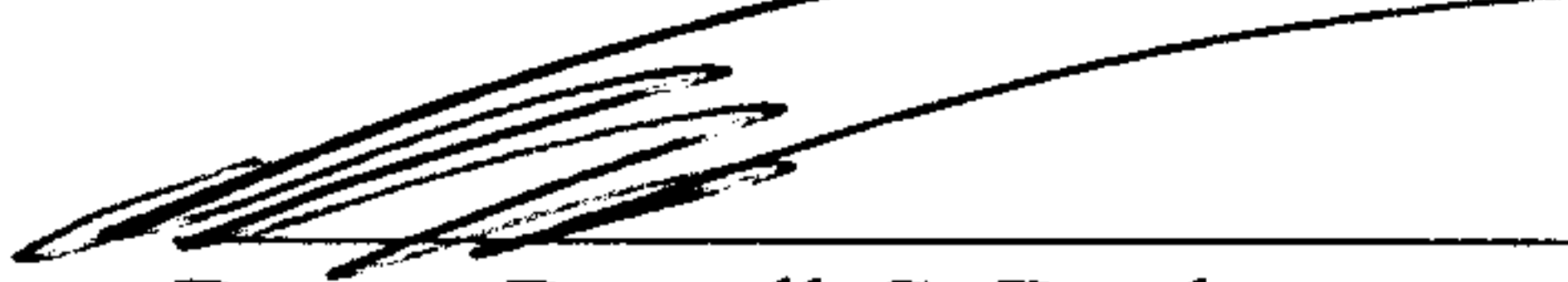
\$257,450.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

TO HAVE AND TO HOLD, to the said **GRANTEES** for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, provided however, that **GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

IN WITNESS WHEREOF, the said GRANTOR, by Clayton Mobley, as Managing Member, who is authorized to execute this conveyance, hereunto set his hand(s) and seal(s) this **18th** day of **April, 2013**.

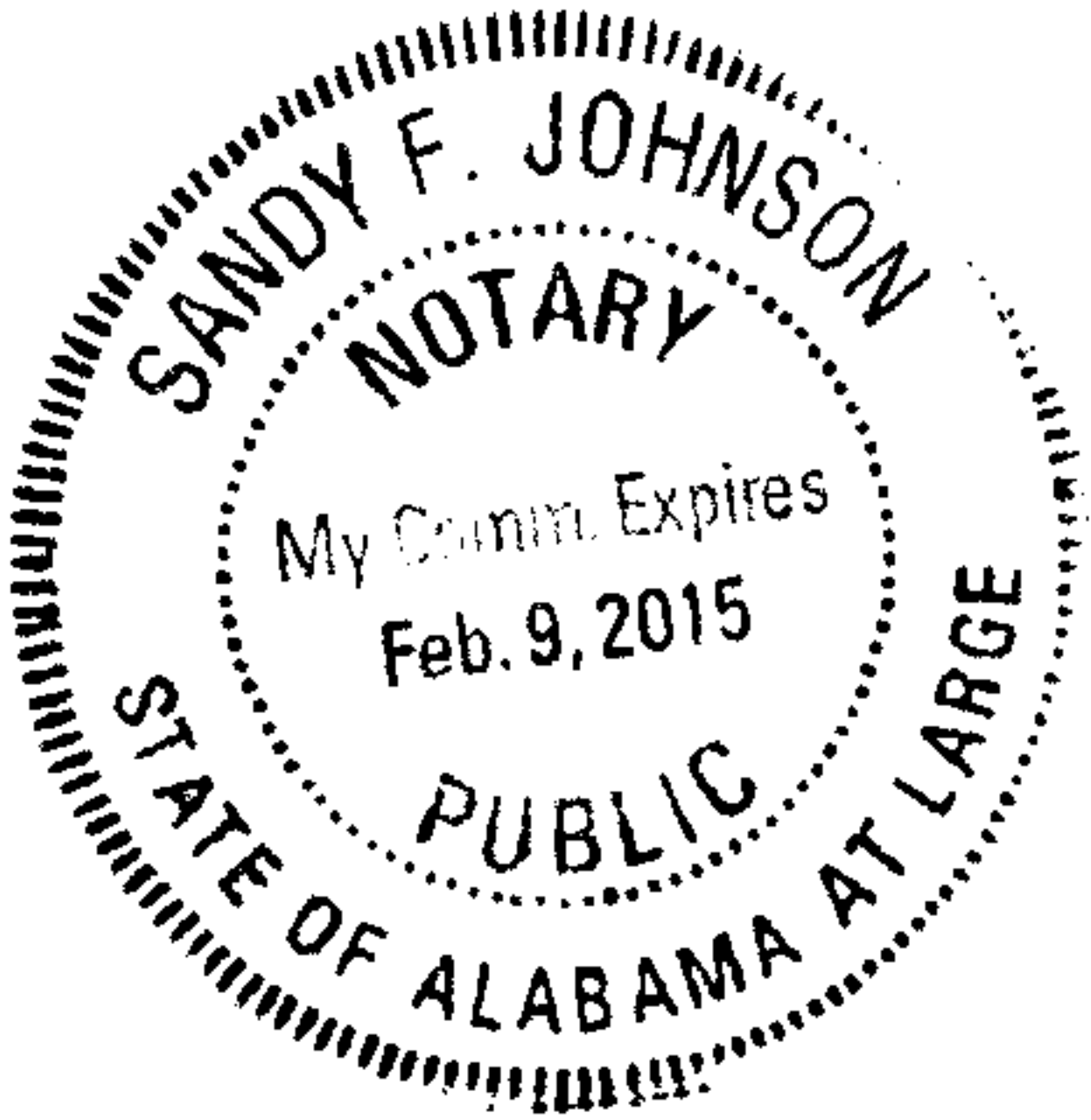
Harris & Doyle Homes, Inc.

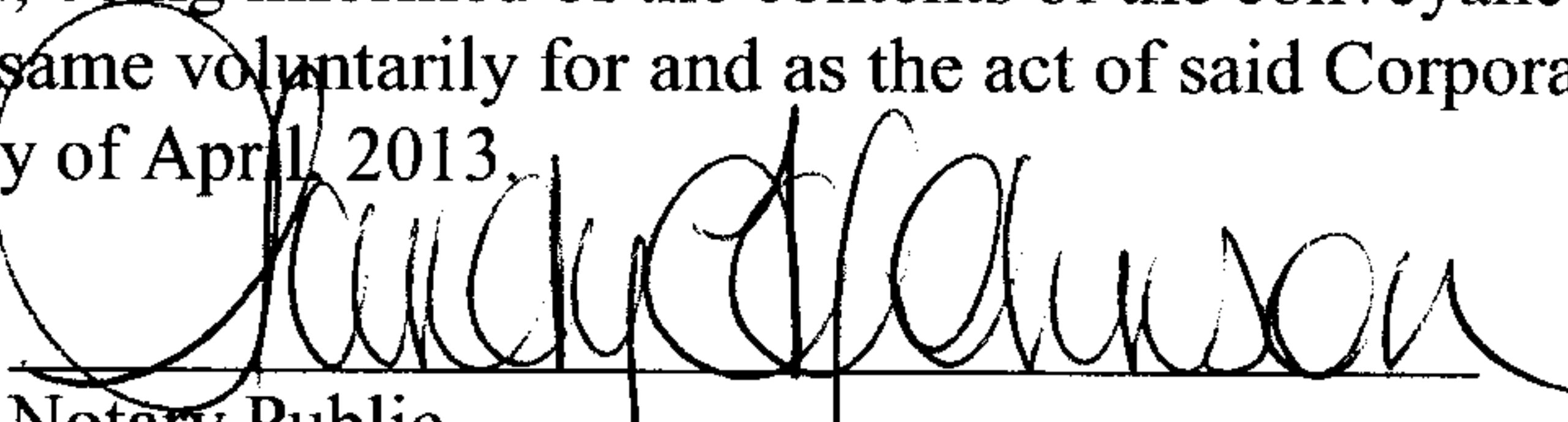


By: Russell G. Doyle
Its: Co-President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Russell G. Doyle, whose name as Co-President of **Harris & Doyle Homes, Inc.** 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, as such Co-President and with full authority, executed the same voluntarily for and as the act of said Corporation.
Given under my hand and official seal, this the **18th** day of April, 2013.




Notary Public
My Commission Expires: _____

Shelby County, AL 04/30/2013
State of Alabama
Deed Tax: \$14.00

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Harris & Doyle Homes, Inc.	Grantee's Name	Richard O. May and Allison H. May
Mailing Address	4244 Cahaba Heights Court, Suite 200 Birmingham, AL 35243	Mailing Address	533 Treymoore Lake Circle Alabaster, AL 35007
Property Address	229 Wisteria Lane Alabaster, AL 35007	Date of Sale	April 18, 2013
		Total Purchase Price	\$271,000.00
		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	☐ 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 - Harris & Doyle Homes, Inc., 4244 Cahaba Heights Court, Suite 200, Birmingham, AL 35243.

Grantee's name and mailing address - Richard O. May and Allison H. May, 533 Treymoore Lake Circle, Alabaster, AL 35007.

Property address - 229 Wisteria Lane, Alabaster, AL 35007

Date of Sale - April 18, 2013.

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 with 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: April 18, 2013

Sign

Agent


20130430000176120 2/2 \$29.00
Shelby Cnty Judge of Probate, AL
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