

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Matthew A. Chaney
155 Lime Creek Lane
Chelsea, AL 35043

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Twelve Thousand Five Hundred And No/100 Dollars (\$212,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Gregory Finney and wife, Michelle Finney, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Matthew A. Chaney (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:


Lot 36, according to the Survey of Lime Creek at Chelsea Preserve, Subdivision 1, as recorded in Map Book 32, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama.

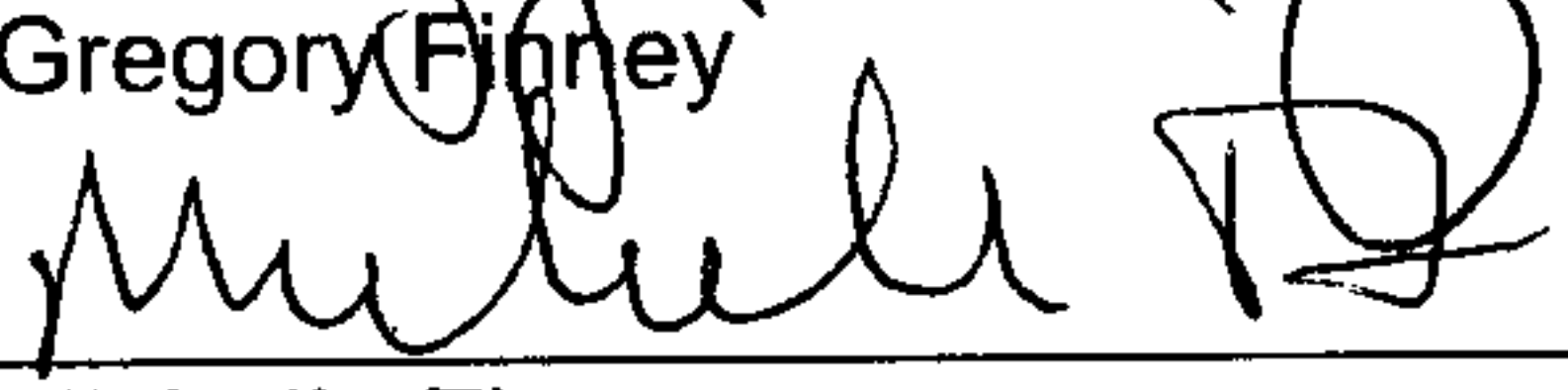
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Seventy Thousand And No/100 Dollars (\$170,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

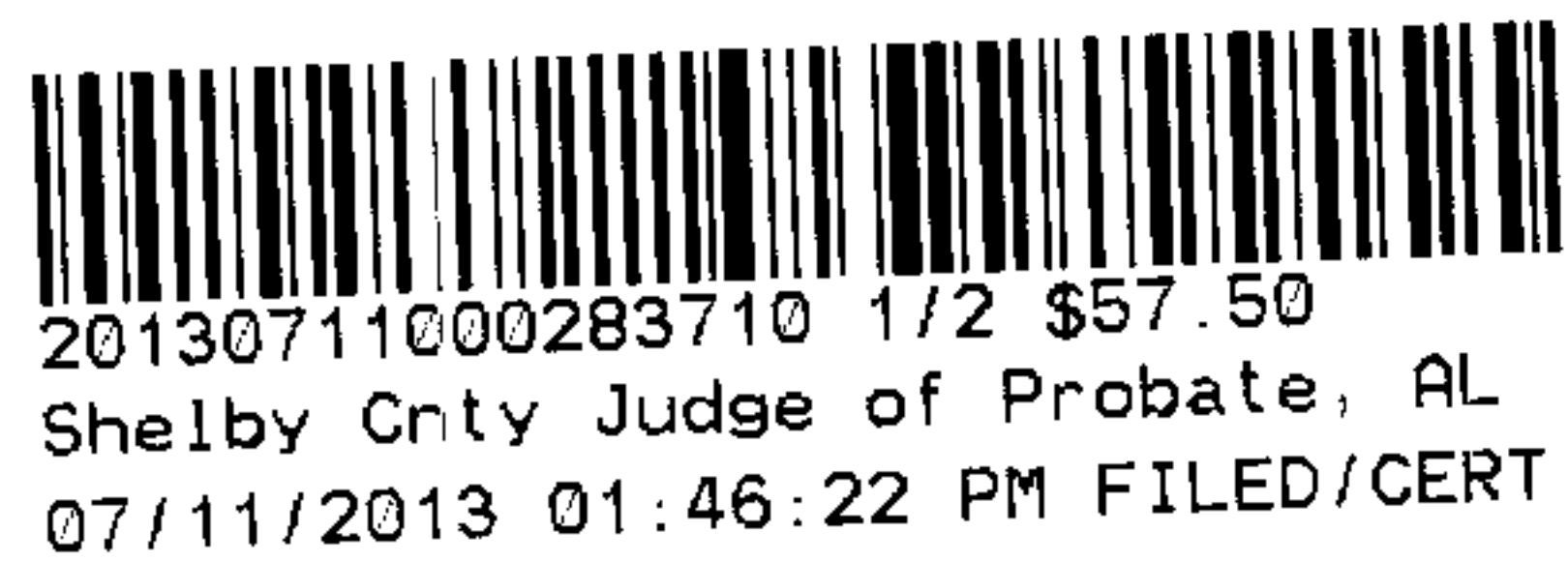
TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on June 21, 2013.



Gregory Finney


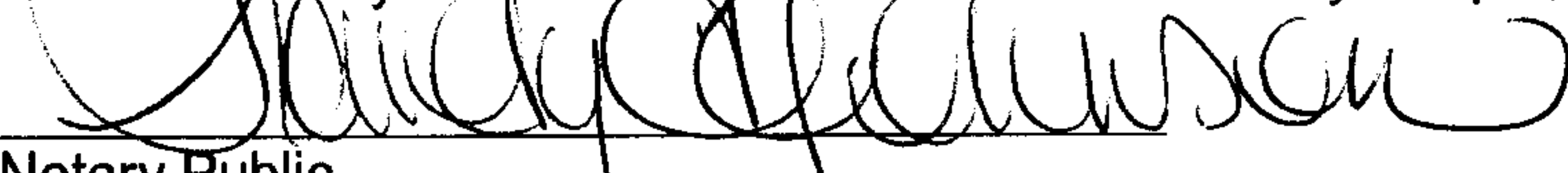
Michelle Finney



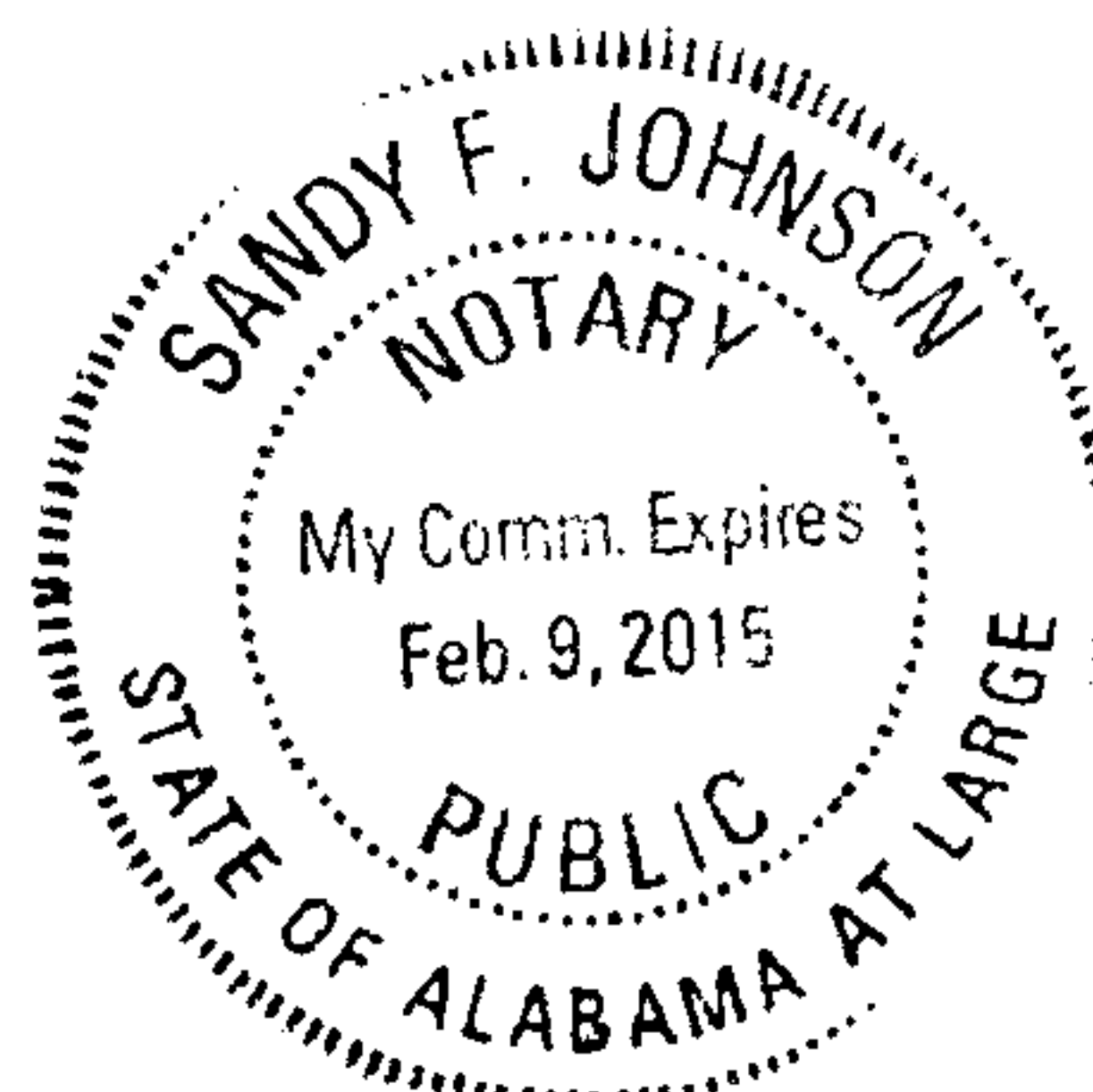
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory Finney and Michelle Finney, 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 on the day same bears date.

Given under my hand and official seal on the 21st day of April, 2013.



Notary Public
Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name	Gregory Finney and Michelle Finney	Grantee's Name	Matthew A. Chaney
Mailing Address	155 Lime Creek Lane Chelsea, AL 35043	Mailing Address	613 Oaks Drive Birmingham, AL 35209

Property Address	155 Lime Creek Lane Chelsea, AL 35043	Date of Sale	June 21, 2013
		Total Purchase Price	\$212,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Gregory Finney and Michelle Finney, 155 Lime Creek Lane, Chelsea, AL 35043.

Grantee's name and mailing address - Matthew A. Chaney, 613 Oaks Drive, Birmingham, AL 35209.

Property address - 155 Lime Creek Lane, Chelsea, AL 35043

Date of Sale - June 21, 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 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: June 21, 2013

Sign *Matthew A. Chaney*
Agent

Shelby County, AL 07/11/2013
State of Alabama
Deed Tax: \$42.50


20130711000283710 2/2 \$57.50
Shelby Cnty Judge of Probate, AL
07/11/2013 01:46:22 PM FILED/CERT