

Keli Settlement Solutions, LLC  
3595 Grandview Parkway  
Suite 600  
Birmingham, Alabama 35243  
BHM1300414

Shelby County, AL 07/18/2013  
State of Alabama  
Deed Tax: \$4.50



20130718000292720 1/5 \$28.50  
Shelby Cnty Judge of Probate, AL  
07/18/2013 02:51:04 PM FILED/CERT

Send tax notice to:  
Falin David McMellon  
5420 Aston Dr.  
Birmingham, AL 35242

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #350  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Thousand Five Hundred and 00/100 Dollars (\$230,500.00) in hand paid to the undersigned, Gregory H. Hobbs, married and Megan C. Hobbs, unmarried (hereinafter referred to as "Grantors"), by Falin David McMellon (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, Block 10, according to the Plat of the Second Addition to Woodford, a subdivision of Inverness, as recorded in Map Book 12, Page 58, in the Probate Office of Shelby County, Alabama.

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

\$226,324.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

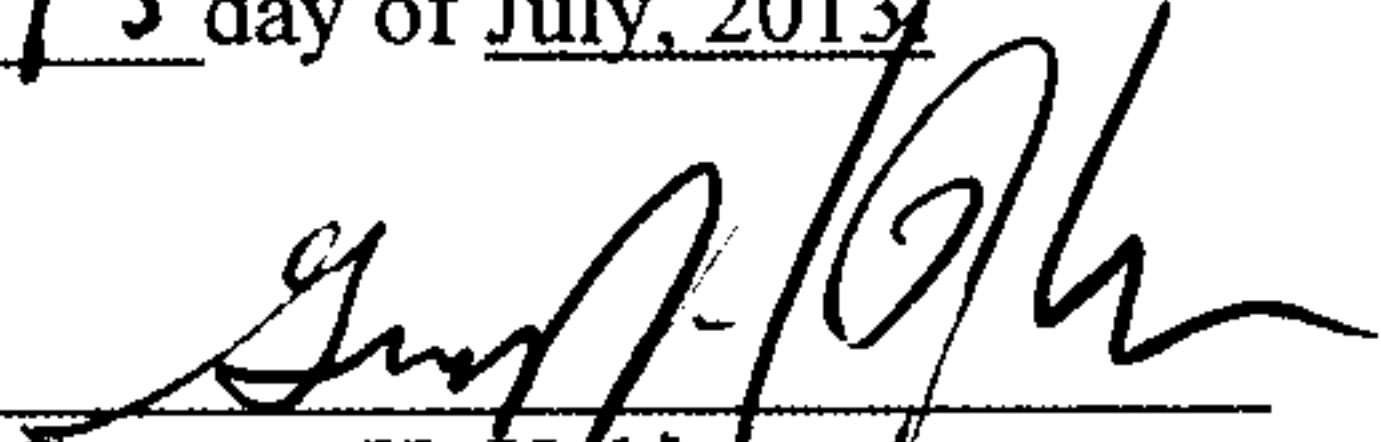
THIS PROPERTY IS NOT AND HAS NEVER BEEN THE HOMESTEAD OF THE  
SPOUSE OF GREGORY H. HOBBS

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators  
and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his/her 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 and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

20130718000292720 2/5 \$28.50  
Shelby Cnty Judge of Probate, AL  
07/18/2013 02:51:04 PM FILED/CERT

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 15 day of July, 2013.

  
\_\_\_\_\_  
Gregory H. Hobbs


IN WITNESS WHEREOF, Grantors have set their signature and seal on this the \_\_\_\_\_ day of July, 2013.

\_\_\_\_\_  
Megan C. Hobbs

STATE OF South Carolina  
COUNTY OF GREENVILLE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory H. Hobbs whose name is 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, he executed the same voluntarily on the day the same bears date.

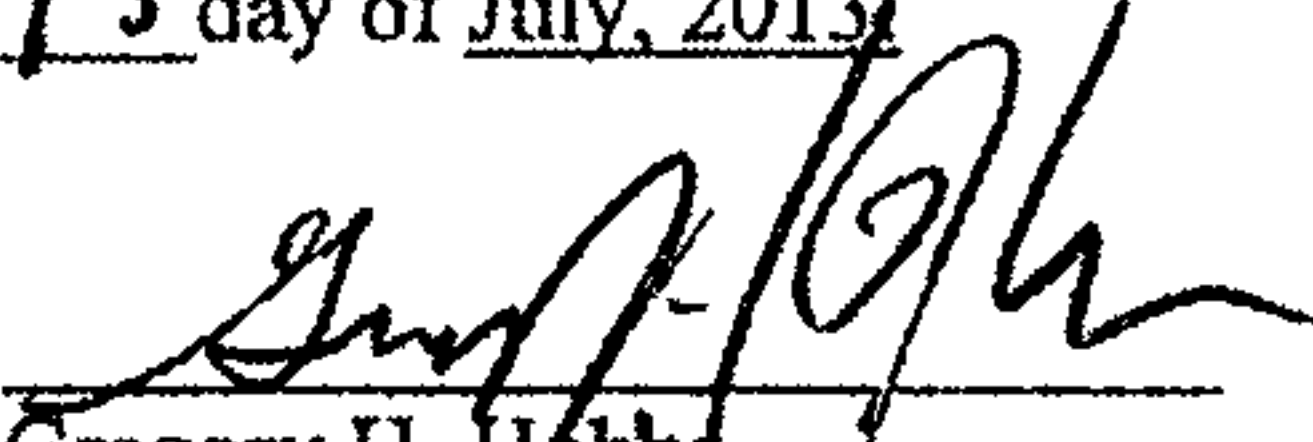
Given under my hand and official seal this the 15<sup>th</sup> day of July.

  
\_\_\_\_\_  
Notary Public  
Print Name: RHONDA T. HOVIOUS  
Commission Expires: MAY 20, 2015

**RHONDA T. HOVIOUS  
NOTARY PUBLIC  
STATE OF SOUTH CAROLINA  
MY COMMISSION EXPIRES  
MAY 20, 2015**

20130718000292720 3/5 \$28.50  
Shelby Cnty Judge of Probate: AL  
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IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 15 day of July, 2013.

  
Gregory H. Hobbs


IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 15 day of July, 2013.

  
Megan C. Hobbs

STATE OF South Carolina  
COUNTY OF GREENVILLE

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Given under my hand and official seal this the 15<sup>th</sup> day of July.

  
Notary Public  
Print Name: RHONDA T. HOVIOUS  
Commission Expires: MAY 20, 2015

**RHONDA T. HOVIOUS  
NOTARY PUBLIC  
STATE OF SOUTH CAROLINA  
MY COMMISSION EXPIRES  
MAY 20, 2015**

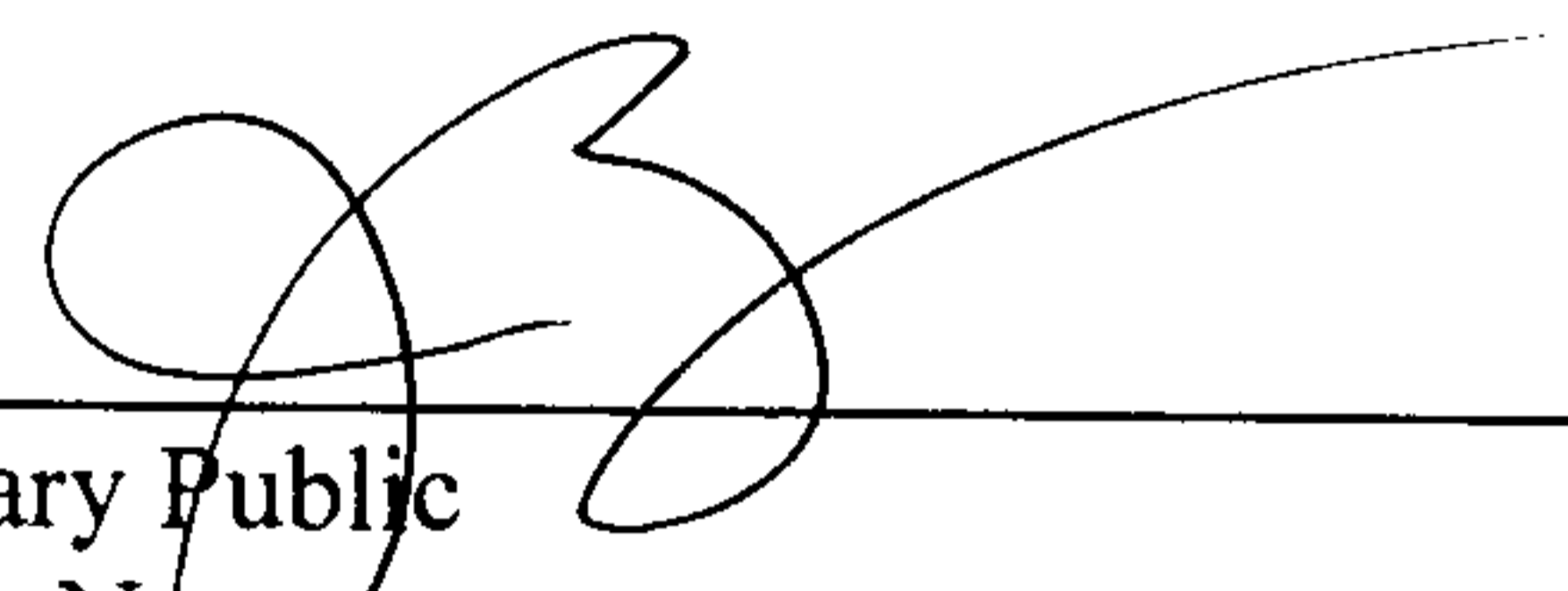


STATE OF Alabama  
COUNTY OF Jefferson

20130718000292720 4/5 \$28.50  
Shelby Cnty Judge of Probate, AL  
07/18/2013 02:51:04 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Megan C. Hobbs whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15 day of July 2013.



Notary Public  
Print Name:  
Commission Expires:





20130718000292720 5/5 \$28.50  
Shelby Cnty Judge of Probate, AL  
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### 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 H. Hobbs +  
Mailing Address Megan C. Hobbs  
5050 Clematis Dr.  
Nashville, TN 37205

Grantee's Name Falin David McMellon  
Mailing Address 5420 Afton Dr.  
Birmingham, AL  
35242

Property Address 342 Afton Dr.  
Birmingham, AL  
35242

Date of Sale 7-15-13  
Total Purchase Price \$ 230,500.00  
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)

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 7-15-13

Print Jennifer Banik

Unattested \_\_\_\_\_  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one