

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

DAVID FLOYD FLOWERS
156 MULBERRY LANE
SHELBY, ALABAMA 35143

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Ninety Four Thousand and 00/100 Dollars (\$294,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, PAUL ANDERSON GARRETT AND DONA M. GARRETT, HUSBAND AND WIFE (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto DAVID FLOYD FLOWERS (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:


SEE EXHIBIT A FOR LEGAL DESCRIPTION

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.

\$264,600 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

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


20140122000021500 1/4 \$317.00
Shelby Cnty Judge of Probate, AL
01/22/2014 01:52:50 PM FILED/CERT

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 9th day of JANUARY, 2014.

Paul Anderson Garrett
PAUL ANDERSON GARRETT

Dona M. Garrett
DONA M. GARRETT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that PAUL ANDERSON GARRETT, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of JANUARY, 2014.


[Signature]
Notary Public
My Commission Expires: 9/18/2017

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DONA M. GARRETT, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of JANUARY, 2014.

[Signature]
Notary Public
My Commission Expires: 9/18/2017


20140122000021500 2/4 \$317.00
Shelby Cnty Judge of Probate, AL
01/22/2014 01:52:50 PM FILED/CERT

Shelby County, AL 01/22/2014
State of Alabama
Deed Tax: \$294.00

EXHIBIT A

LEGAL DESCRIPTION

Commence at the Southwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence North 88°00'40" East along the South line of said Section a distance of 1192.67 feet to a point; thence North 0°37'00" East a distance of 497.51 feet to a point; thence North 89°23'00" East a distance of 69.81 feet to the point of beginning and being on the North bank of Lay Lake; thence North 18°10'06" East a distance of 202.94 feet to a point; thence North 40°15'26" East a distance of 366.82 feet to a point on the Southerly right of way line of 60 foot wide County Road; thence South 44°42'54" East along said Southerly right of way line a distance of 60.00 feet to a point; thence South 32°07'59" West a distance of 378.52 feet to a point; thence South 18°10'06" West a distance of 195.96 feet to a point on the said North bank of said Lay Lake; thence North 53°28'01" West along said North bank a distance of 14.36 feet to a point; thence North 45°13'00" West continuing along said North bank a distance of 96.61 feet to the point of beginning.

Also know as Lot 2, according to the Survey of Mulberry Landing Estates, as recorded in Map Book 17, Page 109 in the Probate Office of Shelby County, Alabama.



20140122000021500 3/4 \$317.00
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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	<u>Paul Anderson Garrett</u>	Grantee's Name	<u>David Floyd Flowers</u>
Mailing Address	<u>Attn George Vaughn</u> <u>302 Cahaba Park Circle SE</u> <u>Bham AL 35242</u>	Mailing Address	<u>156 Mulberry Lane</u> <u>Shelby, AL 35143</u>
Property Address	<u>156 Mulberry Lane</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>11/9/2017</u>
		Total Purchase Price \$	<u>294,000</u>
		or	
		Actual Value	\$ <u> </u>
		or	
		Assessor's Market Value \$	<u> </u>

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 - 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 <u>11/9/2017</u>	Print <u>George Vaughn</u>
<u> </u> Unattested	Sign <u>[Signature]</u>
	(Grantor/Grantee/Owner/Agent) circle one

