



20140303000057310 1/3 \$33.50
Shelby Cnty Judge of Probate, AL
03/03/2014 02:00:52 PM FILED/CERT

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Daniel Sebastian Brislin
6207 Manchester Circle
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Michael Mathews, an unmarried man

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Daniel Sebastian Brislin

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

See Exhibit "A" attached hereto


\$151,692 of the proceeds come from a mortgage recorded simultaneously herewith.
The grantor Michael Mathews is one and the same as Michael Matthews whose name is spelled incorrectly in the chain of title.

Subject to: (1) 2014 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **his** heirs and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, **his** heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, **his** heirs and assigns forever, against the lawful claims of all persons.

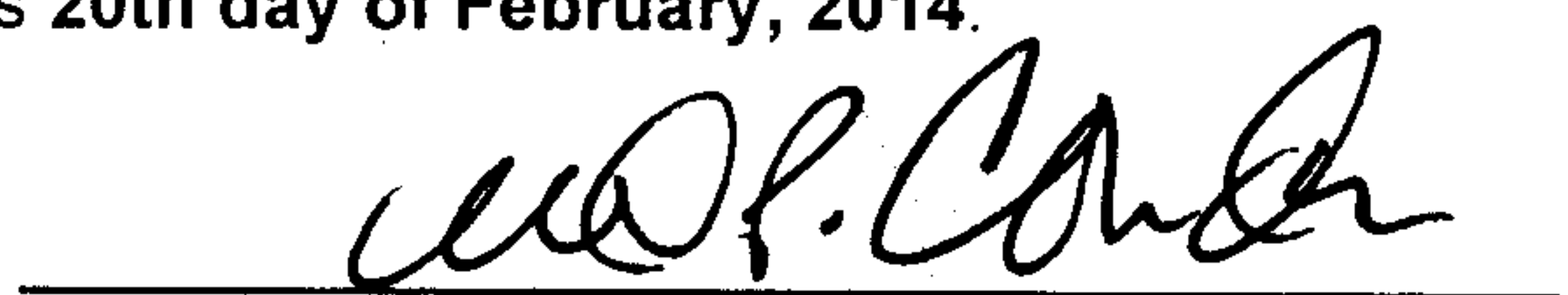
IN WITNESS WHEREOF, I have set my hand and seal, this **20th day of February, 2014.**


Michael Mathews (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Michael Mathews** 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 **20th day of February, 2014.**


Notary Public: David P. Condon
My Commission Expires: 02/12/2018

Shelby County, AL 03/03/2014
State of Alabama
Deed Tax: \$13.50


EXHIBIT "A"

Legal Description:

Lot 39, according to the survey of Valley Station, Second Sector, as recorded in Map Book 7, Page 48, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Also: Part of Lot 40, according to the survey of Valley Station, Second Sector, as recorded in Map Book 7, Page 48, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 40, run in a Southerly direction along the East Line of said Lot 40 for a distance of 124.99 feet to the Southeast corner of said Lot 40; thence turn an angle to the right and run along the curved right of way line of Manchester Circle in a Northwesterly direction for a distance of 28.26 feet; thence turn an angle to the right and run in a Northeasterly direction for a distance of 114.31 feet to the point of beginning.


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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
Mailing Address

Michael Matthews
6207 Manchester Cir.
Pelham, AL 35124

Grantee's Name
Mailing Address

Daniel Sebastian Bertram
6207 Manchester Cir.
Pelham, AL 35124

Property Address

6207 Manchester Cir.
Pelham, AL 35124

Date of Sale

2/20/2014

Total Purchase Price \$

165,000

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

2/28/14

Unattested

(verified by)

Print

Sign

Dawn Bagwell For David P. Anderson, Jr.
[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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