

20140401000091660 1/3 \$62.50
Shelby Cnty Judge of Probate, AL
04/01/2014 10:53:51 AM FILED/CERT

20140401000091660
04/01/2014 10:53:51 AM
DEEDS 1/3

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

SEND TAX NOTICE TO:
Paul Andrews and Ava Andrews
277 Stoney Trail
Maylene, AL 35114

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Forty-Two Thousand Five Hundred And No/100 Dollars (\$42,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, North Alabama Bank, an Alabama Corporation (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Paul Andrews and Ava Andrews (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 49, according to the map or plat of Maple Ridge Subdivision, recorded in Map Book 37, Page 87, 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.

No Dollars And No/100 Dollars (\$0.00) 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 Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

FILE NO.: TS-1400512

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on March 26, 2014.

North Alabama Bank

BY: 

Terry D. West, Executive Vice President

STATE OF ALABAMA)
Madison COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Terry D. West, whose name as Executive Vice President of North Alabama Bank, 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 Executive Vice President and with full authority, executed the same voluntarily for and as the act of said Bank.


Given under my hand and official seal on the 26th day of March, 2014.



Notary Public

Commission Expires:

My Commission Expires
Dec 29, 2014


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Grantor's Name North Alabama Bank
Mailing Address P. O. Box 669
Hazel Green, AL 35750

Grantee's Name Paul Andrews and Ava Andrews
Mailing Address 277 Stoney Tr.
Maylene, AL 35114

Property Address Lot 49 Maple Ridge Subdivision
Alabaster, AL 35007

Date of Sale March 26, 2014
Total Purchase Price \$42,500.00
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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other:

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 - North Alabama Bank, P. O. Box 669, Hazel Green, AL 35750.

Grantee's name and mailing address - Paul Andrews and Ava Andrews, . .

Property address - Lot 49 Maple Ridge Subdivision, Alabaster, AL 35007

Date of Sale - March 26, 2014.

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.

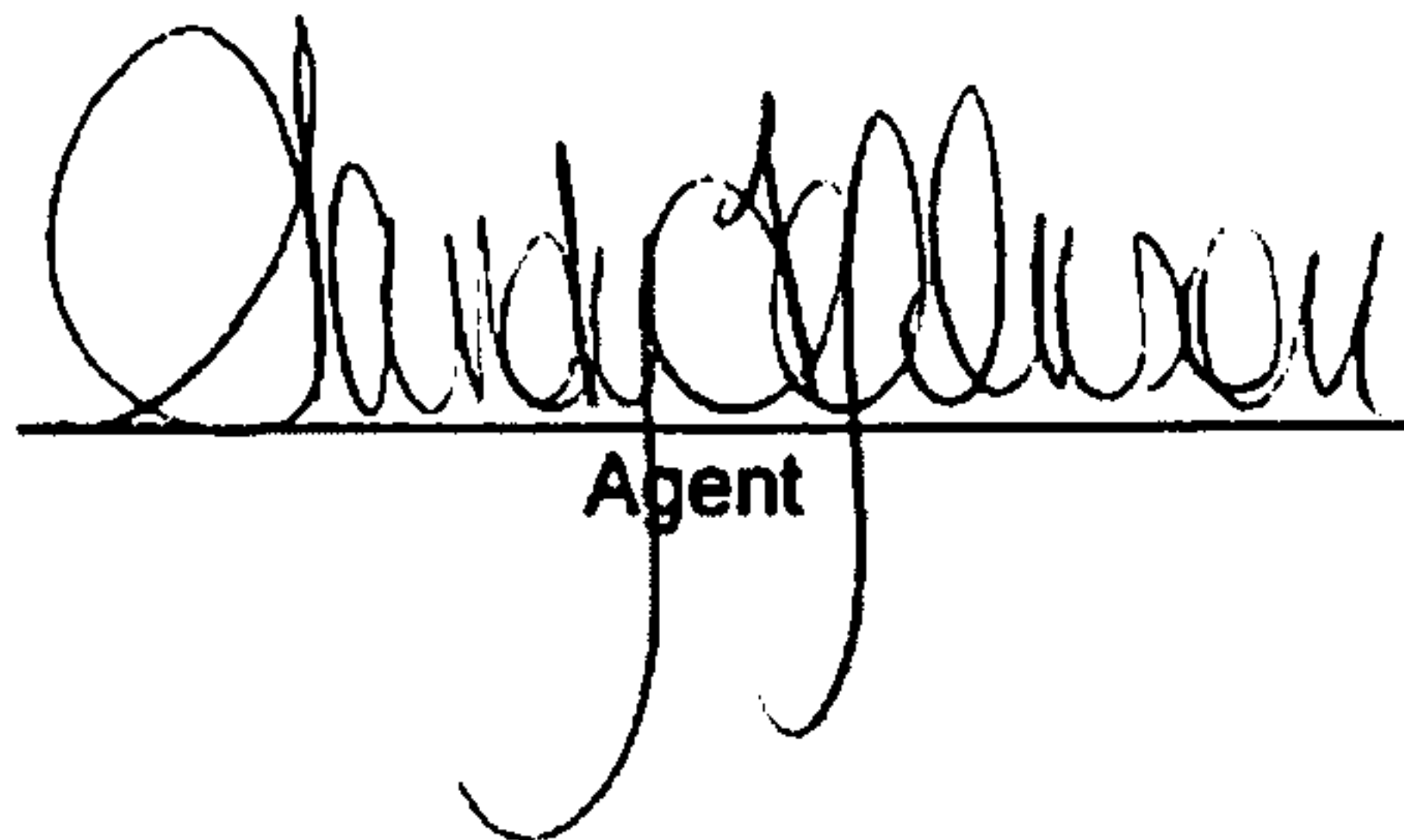
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.


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: March 26, 2014

Sign


Agent


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