

This instrument prepared by:

Christa C. Ketchum
Law Office of Christa C. Ketchum, LLC
1220 Alford Ave
Birmingham, AL 35226

SEND TAX NOTICE TO:

Stephen R. Bowen
807 Morning Sun Drive
Birmingham, AL 35242

SPECIAL WARRANTY DEED

Shelby County, AL 04/03/2014
State of Alabama
Deed Tax: \$60.00

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of sixty thousand dollars and no/100 (\$60,000.00)

to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Suntrust Mortgage, Inc.**

(hereinafter GRANTOR), does hereby grant, bargain, sell and convey unto

Stephen R. Bowen

(hereinafter GRANTEE, whether one or more), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:


UNIT 807, IN HORIZON, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM, WHICH IS RECORDED IN INSTRUMENT 2001-40927, TO WHICH DECLARATION OF CONDOMINIUM, A PLAN, IS ATTACHED AS EXHIBIT "A" THERETO, SAID PLAN BEING FILED FOR RECORD IN MAP BOOK 28, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND TO WHICH SAID DECLARATION OF CONDOMINIUM THE BY -LAWS OF THE HORIZON CONDOMINIUM ASSOCIATION, INC. IS ATTACHED AS EXHIBIT "D", TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ASSIGNED TO SAID UNIT, AS SHOWN IN EXHIBIT "C" OF SAID DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM.

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.

None (\$0.00) of the consideration herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD, to the said GRANTEE their heirs, personal representatives, transferees and assigns, forever, provided however, that GRANTOR makes not warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

PAM 869041 – 807 Morning Sun Dr, Birmingham, AL 35242


20140403000096770 1/3 \$80.00
Shelby Cnty Judge of Probate, AL
04/03/2014 03:32:15 PM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 25th day of March, 2014.

SunTrust Mortgage, Inc.

Jackie Alsalem
By: Jackie Alsalem
Its: VP

STATE OF Colorado)
Denver COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jackie Alsalem, whose name as V.P. of Suntrust Mortgage, Inc., 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/she, as such Authorized Signer, and with full authority, executed the same voluntarily for and as the act of Suntrust Mortgage, Inc.

Given under my hand and official seal on the 25 day of March, 2014.

Tammi S Thomas
Notary Public
State of Colorado
Notary ID 20094037939
My Commission Expires November 19, 2017

Tammi S Thomas

Notary Public

Commission Expires:

20140403000096770 2/3 \$80.00
Shelby Cnty Judge of Probate, AL
04/03/2014 03:32:15 PM FILED/CERT

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name SunTrust Mortgage, Inc.

Grantee's Name Stephen R. Bowen

Mailing Address 901 Semmes Avenue
Richmond, VA 23224

Mailing Address _____

Property Address 807 Morning Sun Drive
Birmingham, AL 35242

Date of Sale March 28, 2014

Total Purchase Price \$60,000.00

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 - SunTrust Mortgage, Inc., 901 Semmes Avenue, Richmond, VA 23224.

Grantee's name and mailing address - Stephen R. Bowen, , .

Property address - 807 Morning Sun Drive, Birmingham, AL 35242

Date of Sale - March 28, 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 with 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 28, 2014

Sign _____
Agent

