

20150120000018070
01/20/2015 09:13:02 AM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35216

Send Tax Notice To:
Jonathan West
204 Oakmont Circle
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty-One Thousand and No/100 Dollars (\$421,000.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **H. Miller Sproull, III and Joy Martin Sproull**, a married couple, (herein referred to as **Grantors**), do hereby grant, sell, bargain and convey unto **Jonathan West**, (herein referred to as **Grantees**), the following described real estate, situated in Shelby County, Alabama to wit:

Lot 23-A, according to the survey of Heatherwood, being a resurvey of Lots 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, and 30, Heatherwood, First Sector, as recorded in Map Book 9, Page 25, in the Probate Office of Shelby County, Alabama.

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$378,900.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

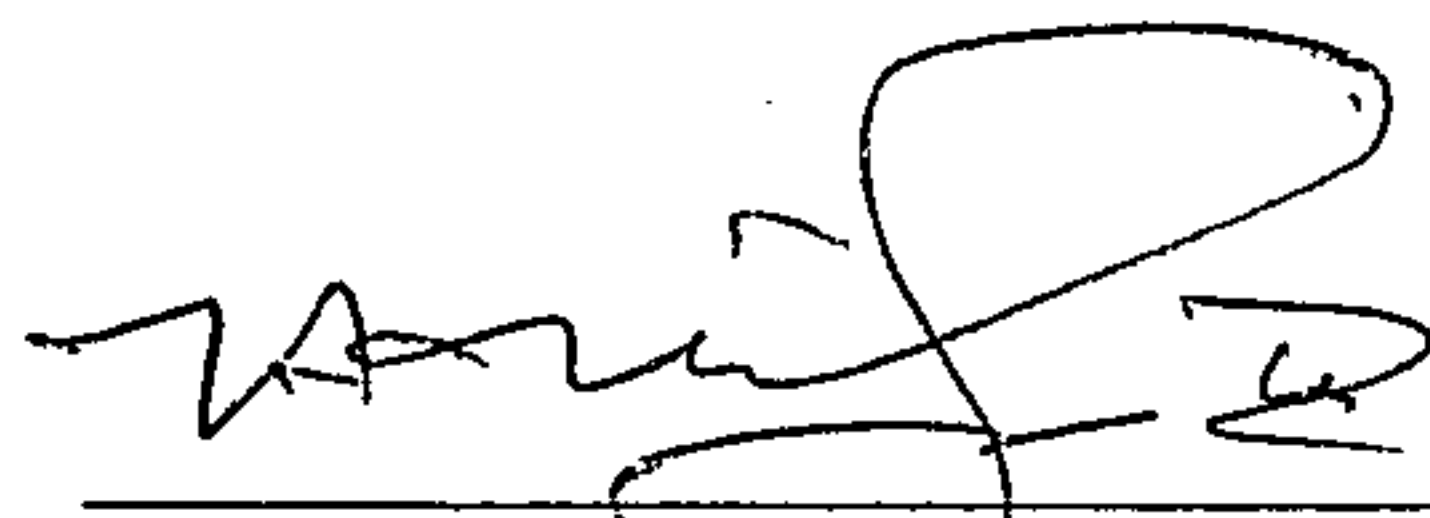
TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the Grantee, his heirs and assigns forever.

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 they are free from all encumbrances, unless otherwise noted above; that we have 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.

IN WITNESS WHEREOF, the said grantors have set their hands and seals this the 2nd day of January, 2105.

GRANTOR


_____(SEAL)
H. Miller Sproull, III

GRANTOR


_____(SEAL)
Joy Martin Sproull

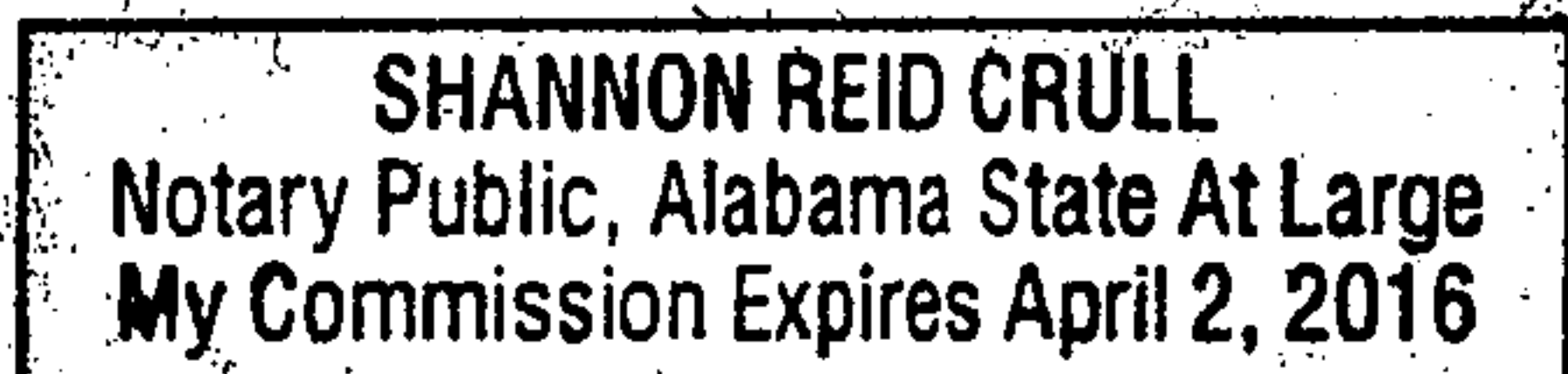
General Notary Acknowledgment

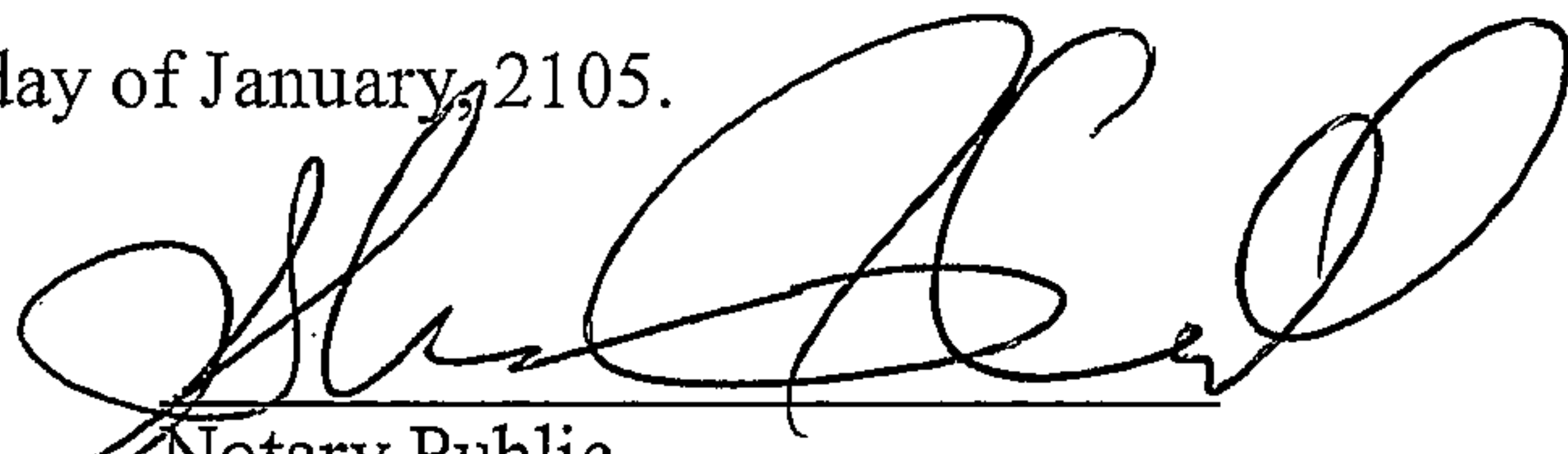
**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. Miller Sproull, III and Joy Martin Sproull, whose name(s) is/are signed to the foregoing deed and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of January, 2105.

Notary Seal





Notary Public
Printed Name: Shannon Reid Crull
My commission expires: 4/2/14

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name H. MILLER SPROULL, III Grantee's Name West
Mailing Address 2243 EMMET CIRCLE Mailing Address 204 Oskmont Circle
BIRMINGHAM, AL 35242 Bham, AL 35242

Property Address 204 Oskmont Circle Date of Sale 1/2/15
Birmingham, AL Total Purchase Price \$421,000.00
35242 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 1/2/15 Print Shannon Coak
Unattested Sign
(verified by) (Grantor/Grantee/Owner/Agent) circle one

