


Send tax notice to:
Jeremy L. Mowry and Bonnie C. Mowry
5117 Weatherford Drive
Birmingham, AL 35242


20151104000384090 1/3 \$66.00
Shelby Cnty Judge of Probate, AL
11/04/2015 01:56:22 PM FILED/CERT

**GENERAL WARRANTY DEED
AS JOINT TENANTS WITH RIGHTS
OF SURVIVORSHIP**

State of Alabama }
 :
County of Shelby }

Shelby County, AL 11/04/2015
State of Alabama
Deed Tax: \$46.00

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Twenty Eight Thousand Five Hundred and NO/100 Dollars (\$228,500.00)** and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **NATIONAL RESIDENTIAL NOMINEE SERVICES INC., a Delaware corporation, FBO LEXICON RELOCATION, LLC** (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto **JEREMY L. MOWRY and BONNIE C. MOWRY**, (herein referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 10, Block 16, according to the Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama.

Subject to:

Subject to ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016.

Property is being sold in its present "AS IS", "WHERE IS" condition.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above described property.

\$182,500.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

For ad valorem tax appraisal purposes only, the address of the property is 5117 Weatherford Drive, Birmingham, AL 35242.

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 said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' successors and assigns, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' successors and assigns shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, National Residential Nominee Services Inc., a Delaware corporation, has caused this instrument to be executed in its name and on its behalf by Judy Birkholm as its Vice President, on this 21st day of October, 2015.


NATIONAL RESIDENTIAL NOMINEE SERVICES, INC.
a Delaware corporation

* Judy Birkholm
By: Judy Birkholm
Its: Vice President


State of Minnesota
County of Hennepin

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Judy Birkholm, whose name as Vice President of National Residential Nominee Services, Inc., a Delaware corporation, 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, in his/her capacity as such Officer/Agent, and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this the 21st day of October, 2015.

 Christine A. Meier (Seal)
Notary Public
My commission expires: 1-31-18

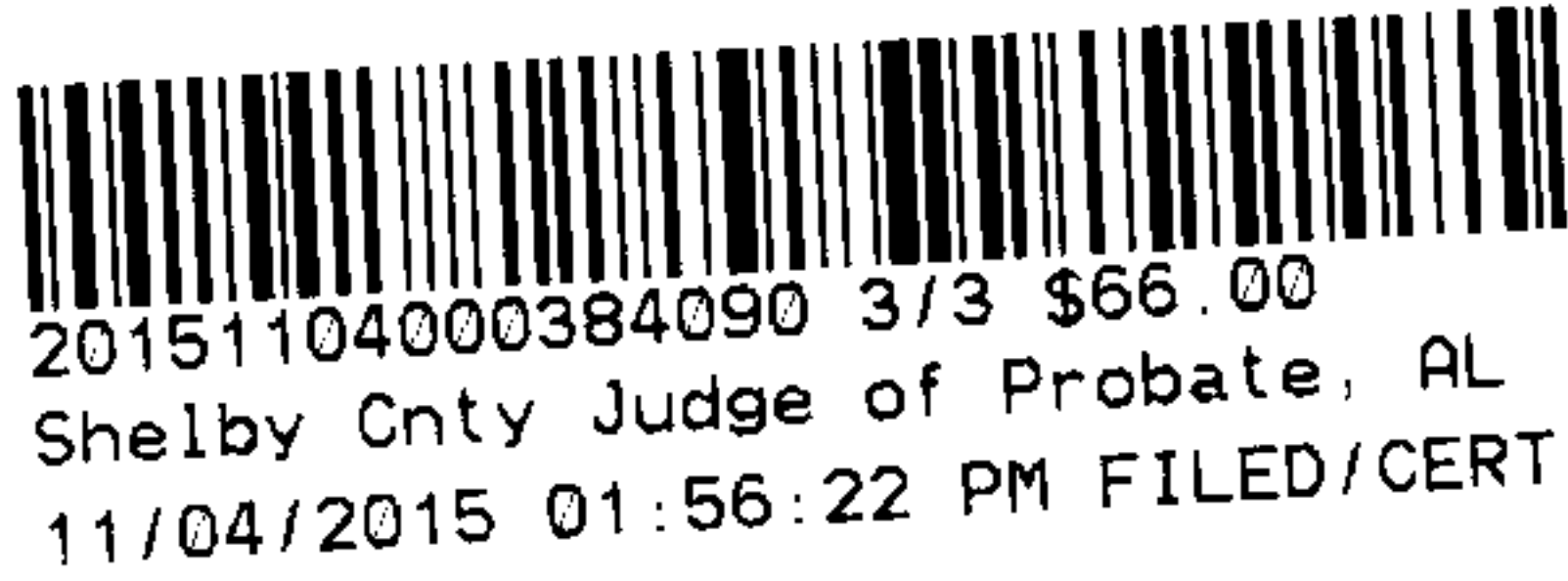
This instrument prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280 E., Ste. 160
Birmingham, AL 35223


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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	National Residential Nominee Services, Inc. FBO Lexicon Relocation, LLC	Grantee's Name	Jeremy L Mowry and Bonnie C. Mowry
Mailing Address	815 South Main Street Jacksonville, FL 32207	Mailing Address	5117 Weatherford Drive Birmingham, AL 35242
Property Address	5117 Weatherford Drive Birmingham, AL 35242	Date of Sale	October 23, 2015, _____
		Total Purchase Price	\$ 228,500.00 _____
		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)

- | | |
|---|------------------------------------|
| <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 | <input type="checkbox"/> Deed |

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.

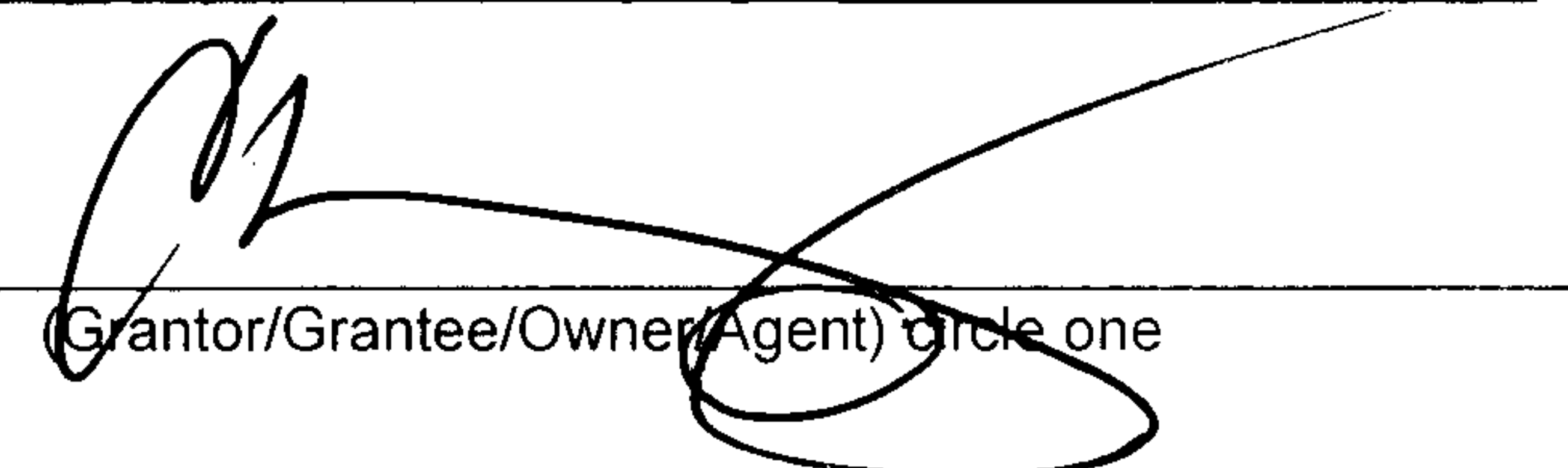
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 _____
Print By: Clayton T. Sweeney, Agent _____

Unattested _____
(verified by)

Sign By: 
(Grantor/Grantee/Owner/Agent) circle one