

20151117000397860
11/17/2015 02:18:54 PM
DEEDS 1/2

Prepared by:
Chesley P. Payne
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 20152648

Send Tax Notice To:
Patrick Lynman
1123 Dearing Downs Dr.
Helena, AL. 35080

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **One Hundred Ten Thousand Dollars and No Cents (\$110,000.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Robert L. Finneran and Lissa A. Finneran, husband and wife** (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto **Patrick Lynman** (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Dearing Downs, as recorded in Map Book 6, Page 136, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

Note: \$104,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE, his heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this the 11 day of November, 2015.


Robert L. Finneran


Lissa A. Finneran

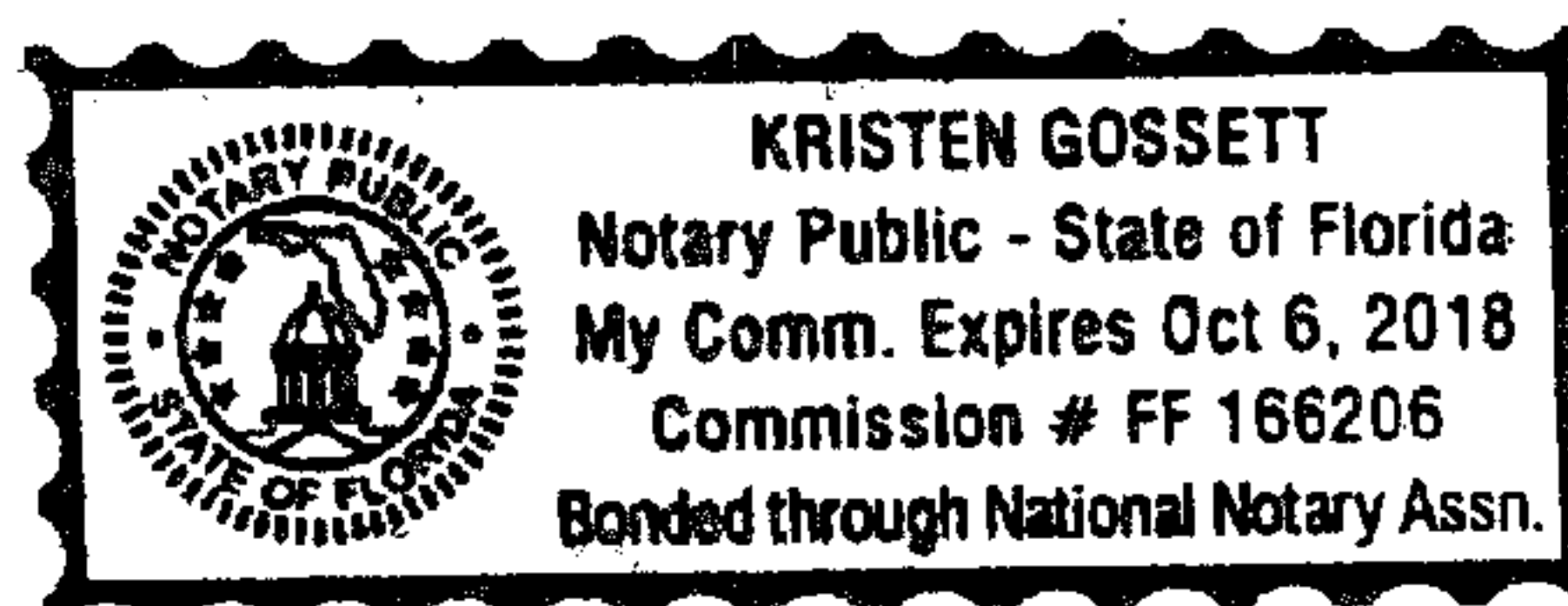
State of Florida
County of St. Lucie

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert L. Finneran and Lissa A. Finneran, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily for and as their act on the day the same bears date.

Given under my hand and official seal this 11th day of November, 2015.


Notary Public:

My Commission Expires: October 6, 2018



Real Estate Sales Validation Form

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

Grantor's Name	Robert L. Finneran Lissa A. Finneran	Grantee's Name	Patrick Lynman
Mailing Address	1188 SW Mirror Lake Cove Port St. Lucie, FL 34986	Mailing Address	1021 Springs Ave #1021 Birmingham, AL 35242
Property Address	1123 Dearing Downs Dr. Helena, AL 35080	Date of Sale	November 13, 2015
		Total Purchase Price	\$110,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 November 11, 2015

Print: Robert L. Finneran and Lissa A. Finneran

Unattested _____ Sign By: [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one
Robert L. Finneran

By: [Signature]
Lissa A. Finneran



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/17/2015 02:18:54 PM
\$22.50 CHERRY
20151117000397860

[Signature]