

This instrument prepared by:
Amy Logan
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Esther Willis
318 Joye Lane
Alabaster, AL 35007

GENERAL WARRANTY DEED

20170705000237390

07/05/2017 12:04:08 PM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty Thousand And No/100 Dollars (\$120,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Lee J. Megois and Tyra Megois, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Esther Willis (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 28, Block 5, according to the Survey of Green Valley, Second Sector, as recorded in Map Book 6, Page 21, 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.

Subject to a third party mortgage in the amount of \$117,826.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on June 30, 2017.



Lee J. Megois



Tyra Megois

STATE OF Alabama
COUNTY OF Jefferson

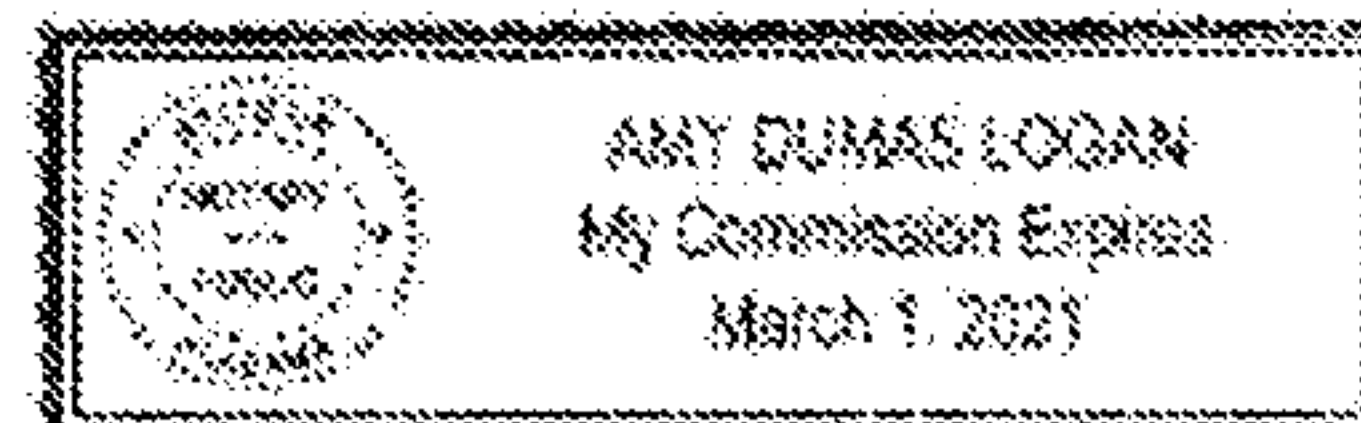
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Lee J. Megois and Tyra Megois, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 30th day of June, 2017 that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 06/30/2017



Notary Public

My commission expires:



20170705000237390 07/05/2017 12:04:08 PM DEEDS 2/2

Grantor's Name Lee J. Megois

Grantee's Name Esther Willis

Mailing Address

Mailing Address 318 Joye Lane
Alabaster, AL 35007

Property Address 318 Joye Lane
Alabaster, AL 35007

Date of Sale June 30, 2017

Total Purchase Price \$120,000.00

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 - Lee J. Megois, . .

Grantee's name and mailing address - Esther Willis, 318 Joye Lane, Alabaster, AL 35007.

Property address - 318 Joye Lane, Alabaster, AL 35007

Date of Sale - June 30, 2017.

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: June 30, 2017

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/05/2017 12:04:08 PM
\$20.50 CHERRY
20170705000237390

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the official text of the county clerk's office.