

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:

Benjamin L. Haley
~~3510 Conestoga Way~~ P.O. Box 55633
Birmingham, AL ~~35242~~ 35255

STATE OF ALABAMA)

GENERAL WARRANTY DEED

20170711000247780

COUNTY OF JEFFERSON)

07/11/2017 03:50:16 PM

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Thirty Five Thousand and NO/100 (\$235,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Andrew J. Byers and wife, Miranda W. Byers** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE **Benjamin L. Haley** (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 6, Block 4, according to the Survey of Apple Cross, a subdivision of Inverness, as recorded in Map Book 6, page 42 A & B, in the Probate Office of Shelby County, Alabama.

A part of Lot 7, Block 4, Applecross, A subdivision of Inverness, as recorded in Map Book 6, Page 42 A & B, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows: From the southwest corner of said Lot 7 run thence in a southeasterly direction along the south line of same for a distance of 9.6 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue in a southeasterly direction along the same course as before for a distance of 29.40 feet; thence turn an angle to the left of 158 deg. 13 min. 30 sec. and run in a northwesterly direction for a distance of 31.66 feet; thence turn an angle to the left of 111 deg. 46 min. 30 sec. and run in a southwesterly direction for a distance of 11.74 feet to the point of beginning. Said parcel contains 172.00 square feet more or less.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property address is **3510 Conestoga Way, Birmingham, AL 35242**

\$223,250.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, 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' heirs, executors and administrators 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, said GRANTORS have hereunto set their hands and seals this June 30, 2017.

Andrew J. Byers
By: *Donald Kevin Delaney*
As Attorney-in-Fact

Andrew J. Byers
By: Donald Kevin Delaney
As Attorney-in-Fact

Miranda W. Byers
By: *Donald Kevin Delaney*
As Attorney-in-Fact

Miranda W. Byers
By: Donald Kevin Delaney
As Attorney-in-Fact

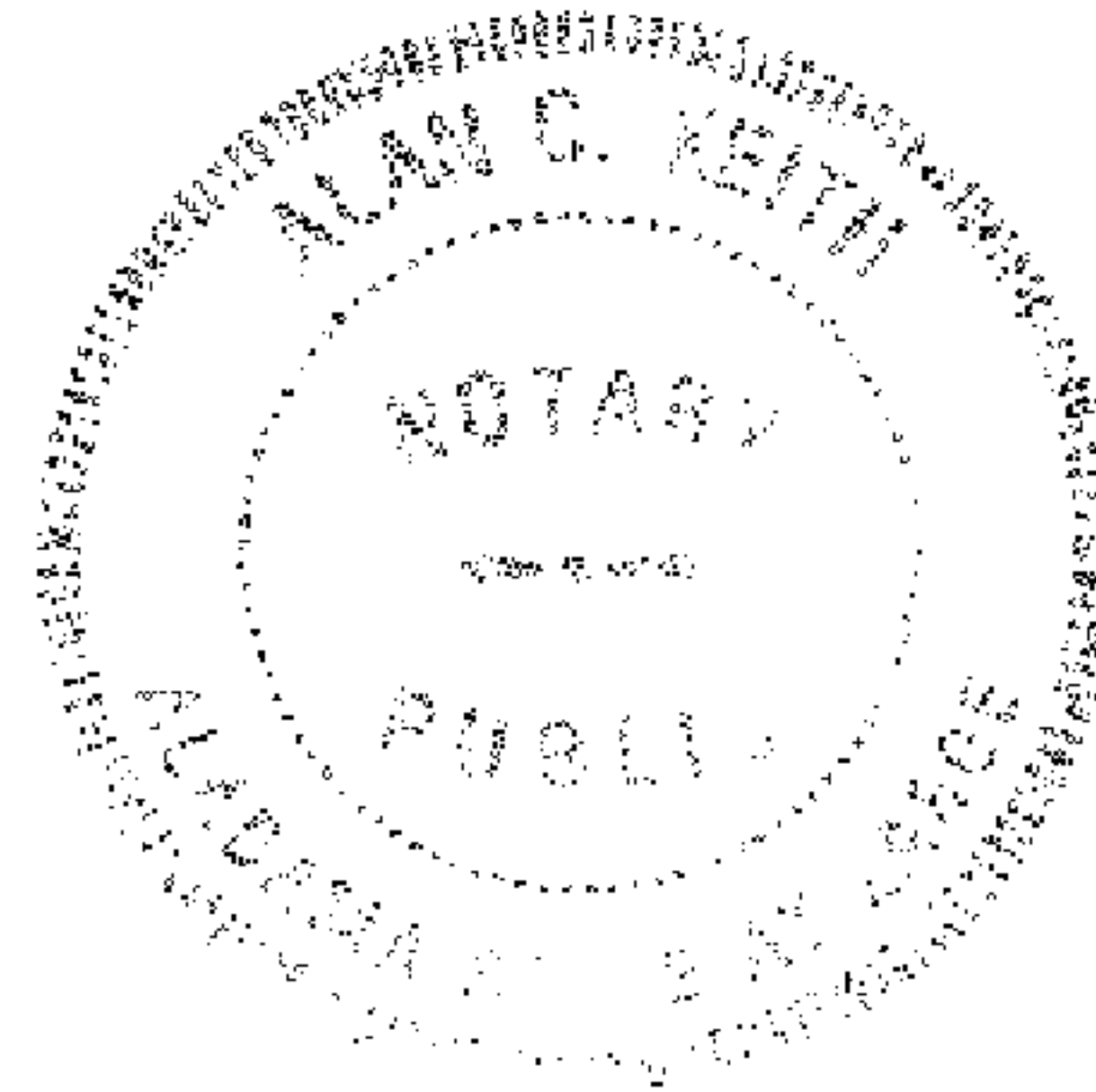
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Andrew J. Byers and wife, Miranda W. Byers**, whose name are signed by **Donald Kevin Delaney**, as Agent/Attorney-in-Fact for same, pursuant to a Limited Durable Power of Attorney, signed the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, he, in his capacity as Agent/Attorney-in-Fact for **Andrew J. Byers and wife, Miranda W. Byers** pursuant to a Limited Durable Power of Attorney, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this June ³⁰~~29~~, 2017.

[Signature]

Alan C. Keith
NOTARY PUBLIC
My Commission Expires: 03/14/2020



Real Estate Sales Validation Form

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

Grantor's Name Andrew J. Byers & Miranda W. Byers
Mailing Address c/o 3510 Conestoga Way
Birmingham, AL 35242

Grantee's Name Benjamin L. Haley
Mailing Address P.O. Box 55633
Birmingham, AL 35255

Property Address 3510 Conestoga Way
Birmingham, AL 35242

Date of Sale 06/30/2017
Total Purchase Price \$ 235,000.00
or
Actual Value \$
Assessor's Market Value \$

20170711000247780 07/11/2017 03:50:16 PM DEEDS 3/3 or

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
Sales Contract
Closing Statement
Appraisal
Other

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 7/10/17

Print Jeff W. Parmer

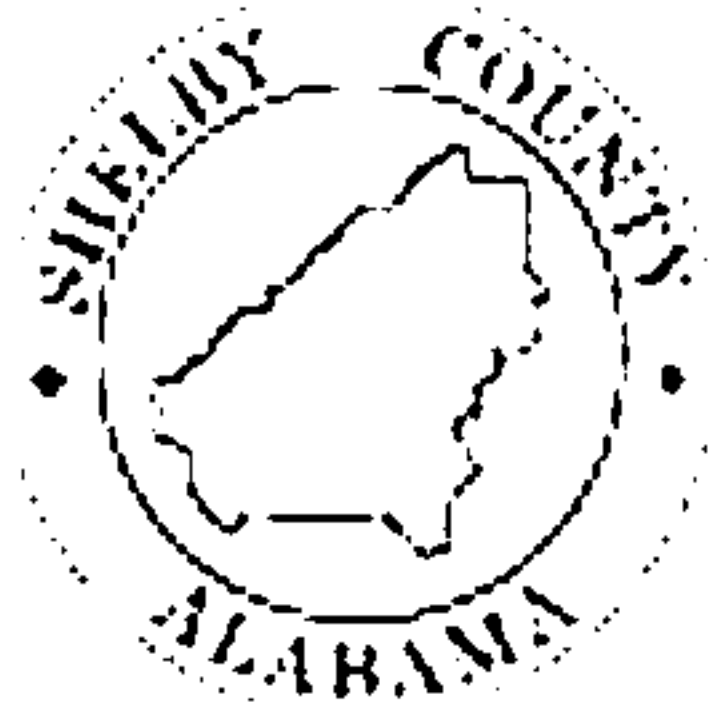
Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/11/2017 03:50:16 PM
\$33.00 CHERRY
20170711000247780

Handwritten signature