
20120824000318020 1/3 \$19.50
Shelby Cnty Judge of Probate, AL
08/24/2012 11:08:36 AM FILED/CERT

SEND TAX BILL TO:
Maria G. Skye
86 Juniper Drive
Shelby, AL 35143

DAB FILE NUMBER 12-513

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Seventy-Six thousand and No/100 DOLLARS (\$76,000.00), and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged I, Steven F. Long, an unmarried man, , (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Maria G. Skye, (herein referred to as GRANTEE), her heirs, successors and assigns in fee simple, the following described real estate situated in the County of Shelby, and State of Alabama, to-wit:

Lots 17, 18, 19, 20, 21, 22, 23 and 24, in block 93, according to Safford's Survey of the Town of Shelby, as recorded in Probate Office of Shelby County, Alabama.

\$74,623.00 of the purchase price paid herein was paid from mortgage proceeds, mortgage being filed simultaneously herewith.

Steven F. Long is the surviving Grantee of that certain deed recorded in Instrument number 20080923000376610, Probate Office of Shelby County, AL. The other Grantee, Rachel Taylor Long, is deceased, having died on September 2, 2011,
Subject to:

1. Ad valorem taxes for 2012 and years subsequent thereto not yet due and payable.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE, her heirs, successors and assigns FOREVER.

And GRANTOR does covenant with the said GRANTEE, her heirs, successors and assigns, that he is lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, he has a good right to sell and convey the same to the said GRANTEE, her heirs, successors and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, her heirs, successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24 day of August 2012.

WITNESS:

Charles Dew

Steven F. Long
Steven F. Long

THE STATE OF Maryland)
COUNTY OF St. Marys)

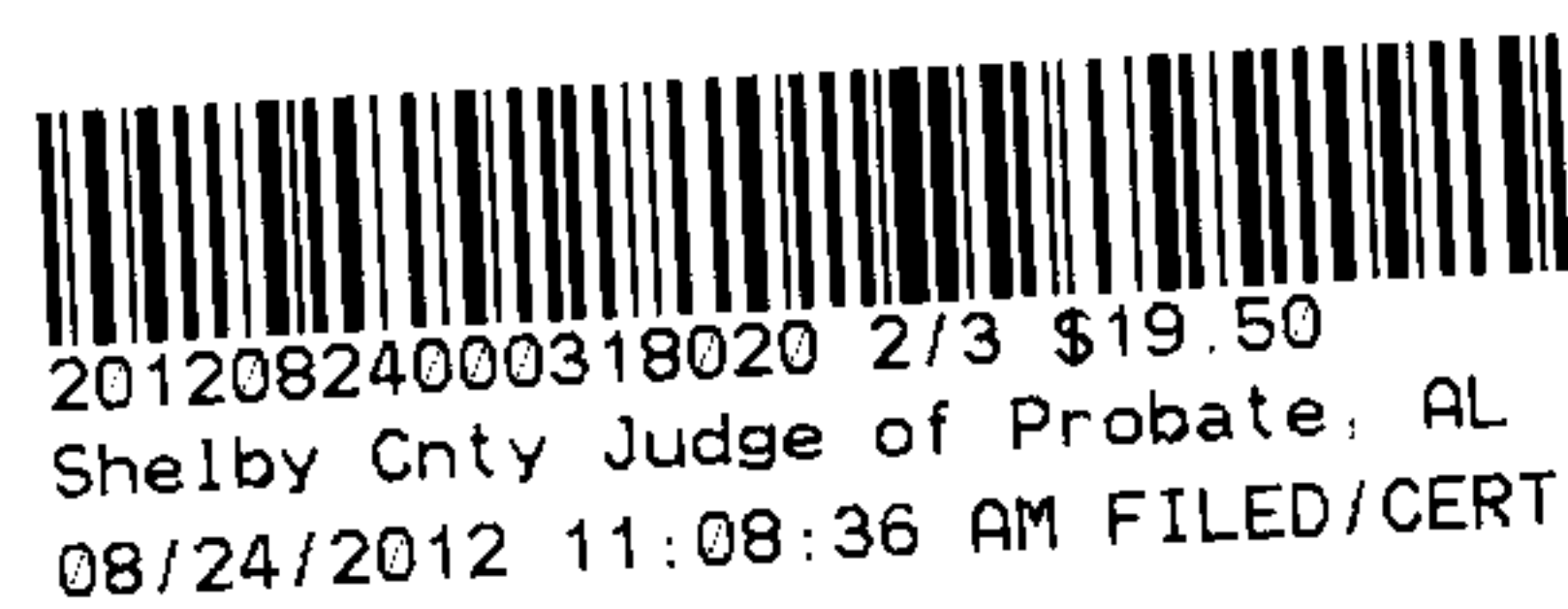
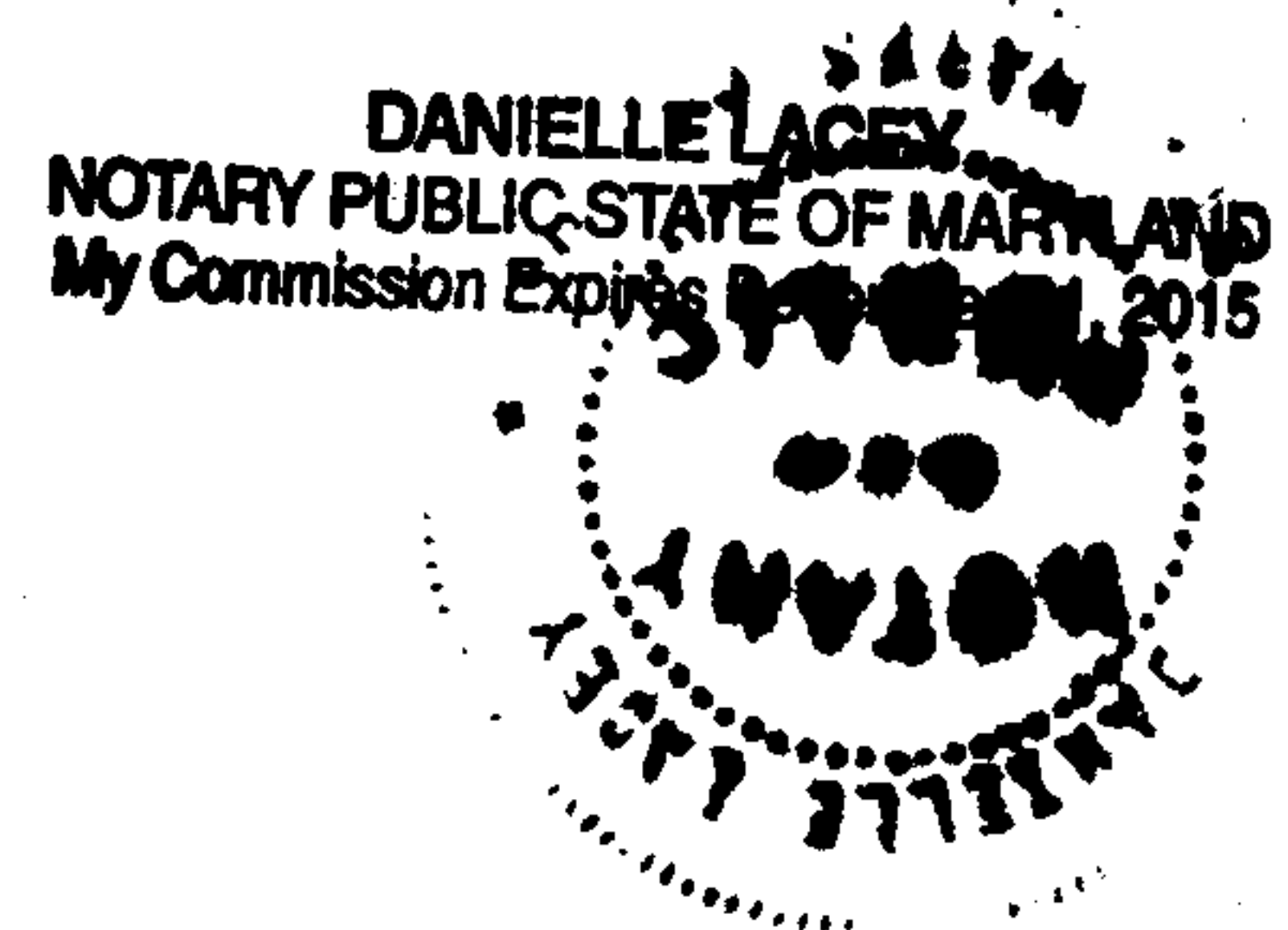
I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Steven F. Long, whose name is signed to the foregoing and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of August 2012.

SEAL

Danielle Lacey
Notary Public
My Commission Expires: 12/21/15

This Document Prepared by:
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160 Yeager Parkway
Suite 105
Pelham, Alabama 35124
205-663-9777
205-663-4333 fax
david@bedgoodlaw.com



REAL ESTATE SALES VALIDATION

Grantor's Name & Mailing Address:

Steven F. Long
46860 Hilton Drive Apt 614
Lexington Park, MD 20653

Grantee's Name and Mailing Address:

Maria G. Skye
86 Juniper Drive
Shelby, AL 35143

Property Address:

86 Juniper Road
Shelby, AL 35143

Date of Sale: 8/21/2012

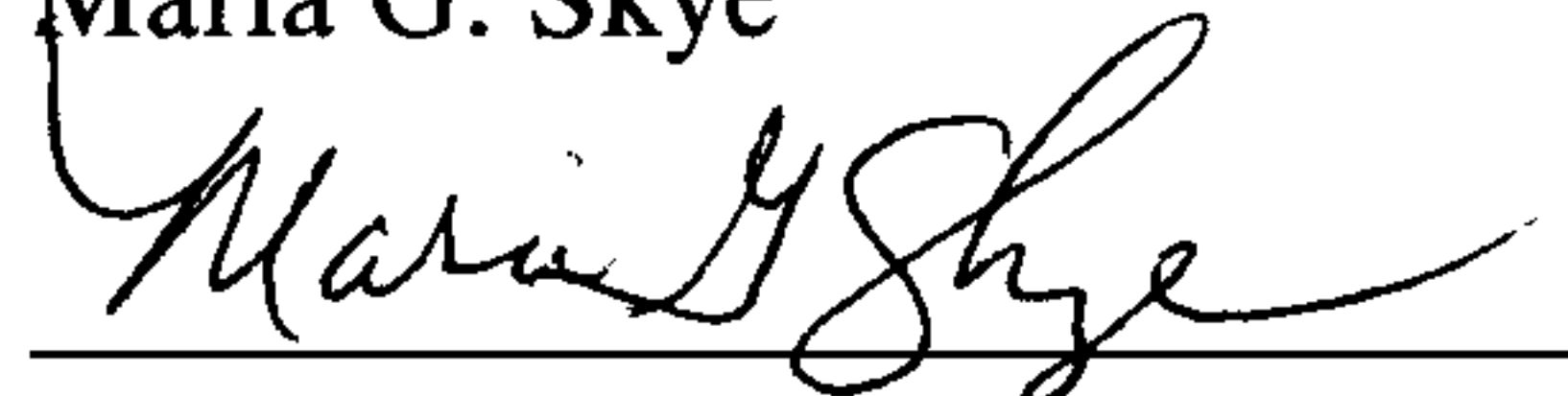
Total Purchase Price: \$76,000.00

Mortgage Amount: \$74,623.00

The purchase price or actual value claimed on this form can be verified in the HUD-1 Settlement Statement (Closing Statement).

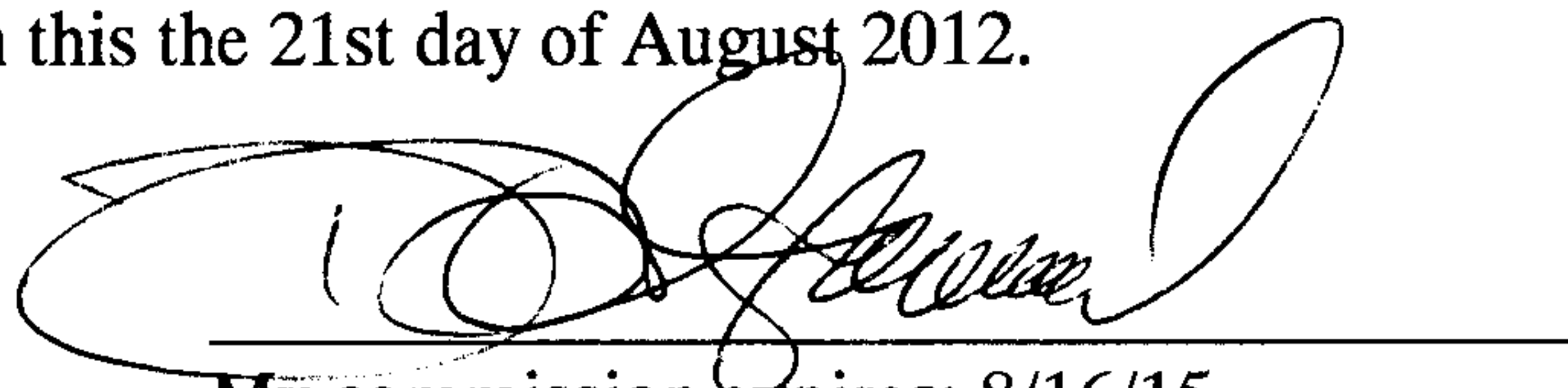
I attest to the best of my knowledge and belief that the information contained in the foregoing document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

Maria G. Skye



8/21/2012

Sworn to and subscribed before me on this the 21st day of August 2012.



My commission expires: 8/16/15



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Shelby County, AL 08/24/2012
State of Alabama
Deed Tax: \$1.50