

SEND TAX NOTICE TO:

TAX VALUE \$ 119,500.00

Andrews & Associates, LLC



20120913000348290 1/3 \$137.50  
Shelby Cnty Judge of Probate, AL  
09/13/2012 01:56:18 PM FILED/CERT

[Space Above This Line for Recording Data]

THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

**STATUTORY**

**WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

Shelby County, AL 09/13/2012  
State of Alabama  
Deed Tax: \$119.50

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **\$0.00 Dollars (\$0.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **John E. Andrews and wife, Sherrie M. Andrews** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **ANDREWS & ASSOCIATES, LLC, an Alabama Limited Liability Company** (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, to wit:

LOT 3, ACCORDING TO THE MAP AND SURVEY OF ROYAL OAKS, THIRD SECTOR, FIRST PHASE, AS RECORDED IN MAP BOOK 8, PAGE 1 IN THE PROBATE OFFICE O SHELBY COUNTY, ALABAMA

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

**To Have and To Hold** to unto said Grantee, its successors and/or assigns.

Grantor makes no warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted or suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25<sup>TH</sup> day of July, 2012

John E. Andrews  
John E. Andrews

Sherrie M. Andrews  
Sherrie M. Andrews

STATE OF ALABAMA JEFFERSON County ss:

I, FRANCES ANN MUIR a Notary Public in and for said county in said state, hereby certify that **JOHN E. ANDREWS AND SHERRIE M. ANDREWS** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 25 day of JULY, 2012.

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: June 19, 2013  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Frances Ann Muir  
Notary Public

(SEAL)

This instrument was prepared by:  
Jack R. Thompson, Jr., Esq.  
The Law Offices of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Ste 350  
Birmingham, AL 35243  
(205) 443-9027

  
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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 John + Sherrill Andrews
Mailing Address P.O. Box 10105 Birmingham AL 35226

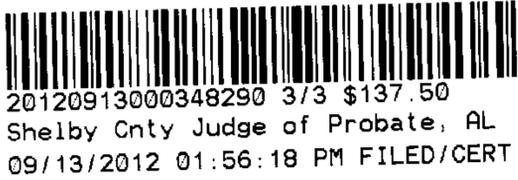
Grantee's Name Andrewst Associates LLC
Mailing Address P.O. Box Birmingham AL 35226

Property Address 2543 Elizabeth Dr. Pelham AL 35224

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 119,500.00



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 9/10/12

Print J. Poe
Sign [Signature]

Unattested (verified by)

(Grantor/Grantee/Owner/Agent) circle one