

WARRANTY DEED

20120913000348780 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
09/13/2012 03:15:13 PM FILED/CERT

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Eighty-Two Thousand and 00/100 (\$182,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **RHODA B. MAHAN, AN UNMARRIED INDIVIDUAL** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **JENNIFER GREEN**, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 6, BLOCK 14, ACCORDING TO THE MAP OF BROKEN BOW SOUTH, AS RECORDED IN MAP BOOK 11, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO: TWO PARCELS OF LAND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 6, BEING THE POINT OF BEGINNING; THENCE RUN WEST ALONG THE SOUTH LINE OF LOT 6, 74.23 FEET TO THE SOUTHWEST CORNER OF LOT 6; THENCE AN INTERIOR ANGLE OF 87 DEGREES 52 MINUTES SOUTHERLY 45.84 FEET; THENCE AN INTERIOR ANGLE RIGHT OF 92 DEGREES 14 MINUTES 15 SECONDS EASTERLY OF 34.21 FEET TO THE RIGHT OF WAY OF ALABAMA HIGHWAY NO. 119; THENCE AN INTERIOR ANGLE RIGHT OF 129 DEGREES 50 MINUTES 55 SECONDS 59.83 FEET NORTHEASTERLY ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING. ALSO, COMMENCE AT THE NORTHEAST CORNER OF LOT 6, BEING THE POINT OF BEGINNING; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF LOT 6, 89.02 FEET; THENCE AN INTERIOR ANGLE RIGHT OF 38 DEGREES 49 MINUTES 46 SECONDS NORTHEASTERLY ALONG THE RIGHT OF WAY OF ALABAMA HIGHWAY NO. 119, 67.68 FEET; THENCE AN INTERIOR ANGLE RIGHT 91 DEGREES 42 MINUTES 10 SECONDS NORTHWESTERLY 55.84 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY OF KEITH DRIVE TO THE POINT OF BEGINNING. BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$178,698.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2012, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 28th day of August, 2012.

Rhoda B. Mahan
RHODA B. MAHAN

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that RHODA B. MAHAN 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 the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

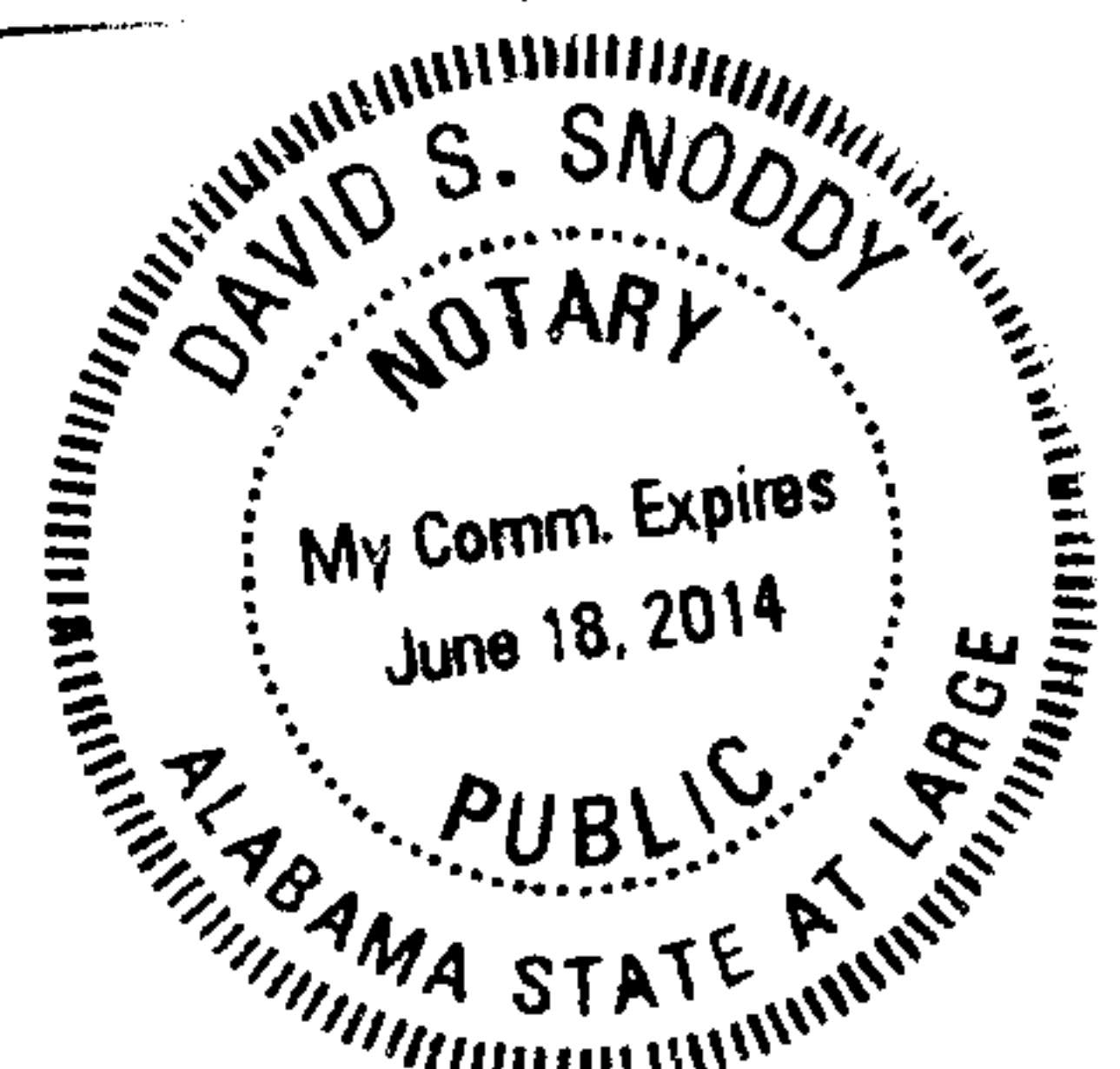
GIVEN under my hand and seal this 28th day of August, 2012.

My Commission Exp:

[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
JENNIFER GREEN
4800 KEITH DRIVE
BIRMINGHAM, AL 35242



Real Estate Sales Validation Form

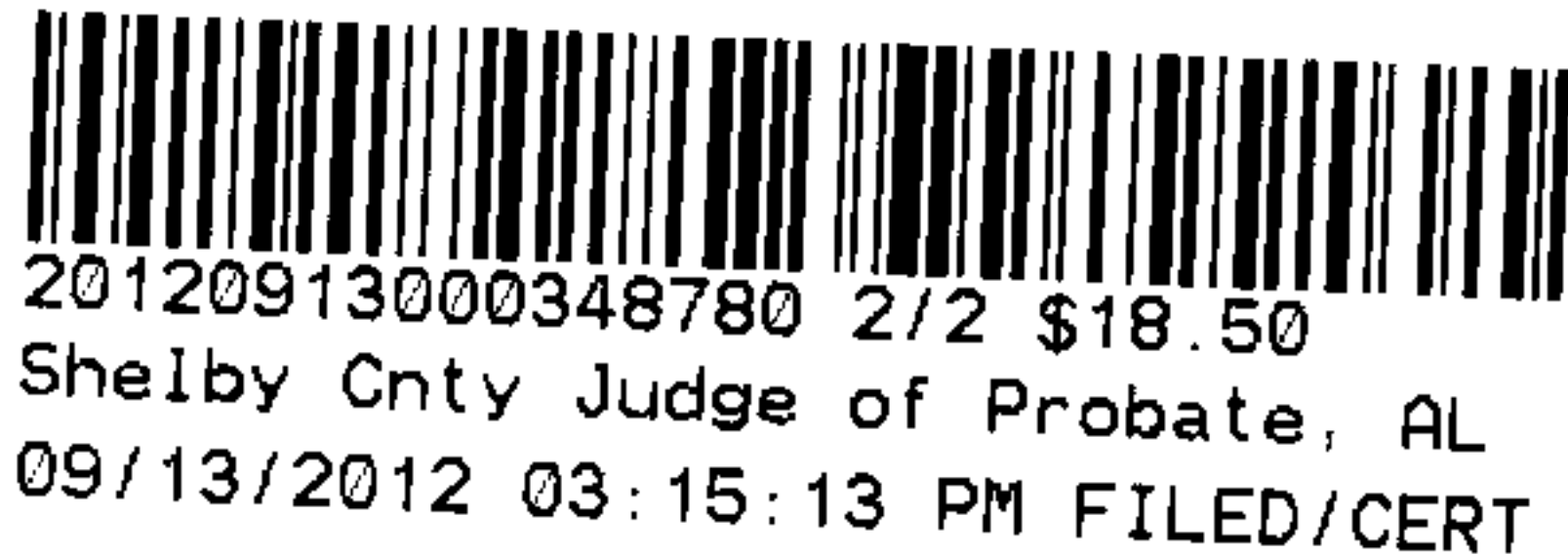
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name RHODA B. MAHAN
Mailing Address 7403 COUNTY ROAD 148
BOLIGEE, AL 35443

Grantee's Name JENNIFER GREEN
Mailing Address 4800 KETHI DRIVE
BIRMINGHAM, AL 35242

Property Address 4800 KETHI DRIVE
BIRMINGHAM, AL 35242

Date of Sale August 28, 2012
Total Purchase Price \$ 182,000.00



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
☐ 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 9/11/12

Unattested

Print Deneise Fondren

Sign Deneise Fondren

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1