

Send tax notice to:
Brittney Leah Macon
Kristopher Aren Macon
811 Willow Oak Dr.
Hoover, AL 35244

FRS File No.: 696747

Customer File No.: JORDAN

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of (\$240,000.00) Two
Hundred Forty Thousand and No/100----- DOLLARS and other valuable considerations to
the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby
acknowledged, Timothy Jordan and Meredith M. Jordan, husband and wife, (herein referred to as
GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto Brittney Leah Macon
and Kristopher Aren Macon as joint tenants with right of survivorship,
of

(herein referred to as GRANTEE)their heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 14, according to the Survey of Sixth Addition to Riverchase Country Club, as recorded in Map Book
7, page 93, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of
record and affect the above-described property. \$235,653.00 of the consideration was paid
from the proceeds of a mortgage loan closed simultaneously herewith.
For ad valorem tax appraisal purposes only, the address of the property is 811 Willow Oak Drive, Hoover,
AL 35244, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and
appurtenances thereunto pertaining, unto the said GRANTEE,their heirs and assigns, forever, as joint
tenants with right of survivorship.

20120918000355590 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
09/18/2012 03:30:51 PM FILED/CERT

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

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 3rd day of August, 2012.

Timothy Jordan (Seal)
Timothy Jordan

Meredith M. Jordan (Seal)
Meredith M. Jordan

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Timothy Jordan a married man (fill in marital status) whose name is signed to the foregoing conveyance, 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 seal this the 3rd day of August, 2012.

[Signature]
Notary Public

6-5-2015
My Commission Expires

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Meredith M. Jordan a married (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 3rd day of August, 2012.

[Signature]
Notary Public

6-5-2015
My Commission Expires

This document prepared by: Joe Krocak, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344



20120918000355590 2/3 \$22.50
Shelby Cnty Judge of Probate, AL
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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 Timothy Jordan Grantee's Name Brittney Leah Macon
Mailing Address Meredith M. Jordan Mailing Address Kristopher Aren Macon
431 W. Main St., Ste. 501 811 Willow Oak Dr.
Tupelo, MS 38801 Hoover, AL 35244

Property Address 811 Willow Oak Dr. Date of Sale September 14, 2012
Hoover, AL 35244 Total Purchase Price \$ 240,000.00
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 - 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 _____

Print Brittney Leah Macon and Kristopher Aren Macon

☐ Unattested

Sign

Brittney Leah Macon Kristopher Aren Macon

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20120918000355590 3/3 \$22.50
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09/18/2012 03:30:51 PM FILED/CERT

Shelby County, AL 09/18/2012
State of Alabama
Deed Tax: \$4.50