

Send tax notice to:

NEIL DAMRON
1579 CAHABA VALLEY ROAD
PELHAM, AL, 35124

STATE OF ALABAMA
Shelby COUNTY

*manu'd
not honest*

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2012326

TITLE NOT EXAMINED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Nine Thousand and 00/100 Dollars (\$109,000.00) in hand paid to the undersigned, FRANCES WITHERS, FORMERLY KNOWN AS FRANCES E. McCREA (hereinafter referred to as "Grantors") by NEIL DAMRON (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:


SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.

\$100,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.


20120919000357430 1/4 \$30.00
Shelby Cnty Judge of Probate, AL
09/19/2012 02:24:53 PM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the
23rd ~~12th~~ day of July, 2012.

Frances Withers
FRANCES WITHERS

MISSISSIPPI
STATE OF ALABAMA
COUNTY OF ~~SHELBY~~ HINDS


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

Given under my hand and official seal this the 23rd day of July, 2012.

[Signature]
Notary Public

Print Name:


Commission Expires:


20120919000357430 2/4 \$30.00
Shelby Cnty Judge of Probate, AL
09/19/2012 02:24:53 PM FILED/CERT



SCHEDULE A

UNIT 5, IN THE VALLEY STATION CONDOMINIUM, A CONDOMINIUM LOCATED IN SHELBY COUNTY, ALABAMA AS ESTABLISHED BY DECLARATION OF CONDOMINIUM AND BY-LAWS THERETO AS RECORDED IN REAL VOLUME 30 PAGE 194 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE VALLEY STATION CONDOMINIUM AS SET OUT IN THE SAID DECLARATION OF CONDOMINIUM SAID UNIT BEING MORE PARTICULARLY DESCRIBED IN THE FLOOR PLANS AND ARCHITECTURAL DRAWINGS OF VALLEY STATION CONDOMINIUM AS RECORDED IN MAP BOOK 9 PAGE 79 AND 80 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.


20120919000357430 3/4 \$30.00
Shelby Cnty Judge of Probate, AL
09/19/2012 02:24:53 PM FILED/CERT

Shelby County, AL 09/19/2012
State of Alabama
Deed Tax:\$9.00

Real Estate Sales Validation Form

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

Grantor's Name Frances Wither 3
Mailing Address 977 Gore Road
Jackson MS 39212

Grantee's Name Neil Damron
Mailing Address 1579 Cahaba Valley Rd
Pelham AL 35124

Property Address 1579 Cahaba Valley Rd
Pelham AL 35124

Date of Sale 7-23-12
Total Purchase Price \$ 109,000


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


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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.

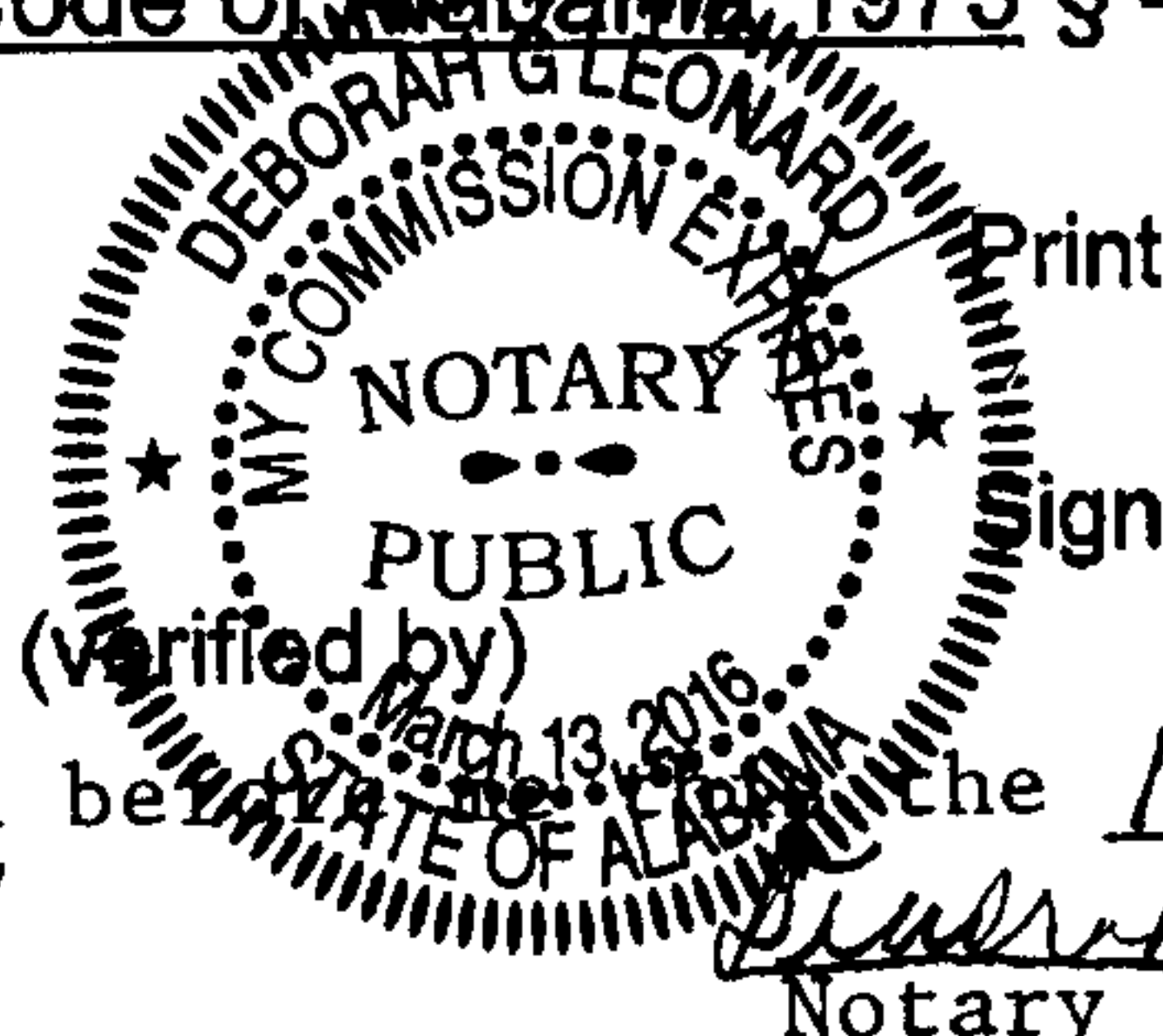
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 9-17-12

Unattested County of Shelby
State of AL



Charles D. Stewart Jr.

(Grantor/Grantee/Owner/Agent) circle one

Sworn to and Subscribed before me the 17 day of September 2012

Form RT-1

Notary Public