

WARRANTY DEED

Send tax notice to:

Wendy A. Byrd and Eric Q. Byrd
152 Lauchlin Lane
Pelham, AL 35124

✓ THE STATE OF ALABAMA,
SHELBY COUNTY.

(\$228,500.00) Two Hundred Twenty Eight

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thousand Five Hundred DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Johnny R. Dorminey and Lori Day Dorminey Husband and wife (herein referred to as GRANTOR(S), do hereby GRANT BARGAIN, SELL and CONVEY unto Wendy A. Byrd and Eric Q. Byrd as joint* (herein referred to as GRANTEE(S). their heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit: ***tenants with right of survivorship,**

Legal Description attached and made a part hereof

\$217,075.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) their heirs and assigns FOREVER, **as joint tenants with right of survivorship.**

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

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals, this 12th day of December 20 11.

WITNESS:

[Signature]
[Signature]

x [Signature] (L.S.)
Johnny R. Dorminey

x [Signature] (L.S.)
Lori Day Dorminey

(L.S.)

✓ THE STATE OF ALABAMA,
SHELBY COUNTY.

I, the undersigned, Joyce K. Lynn, a Notary Public, in and for said State ALABAMA, hereby certify that Johnny R. Dorminey and Lori Day Dorminey Husband and wife whose names 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 official seal this the 12 day of December, 2011.

✓ [Signature]
Notary Public

FOR RECORDING ONLY

MR-BR-10286-18650

This instrument was prepared by John F. Morreale 449 Taft Avenue, Glen Ellyn, IL 60137

Shelby County, AL 10/03/2012
State of Alabama
Deed Tax: \$11.50



20121003000377350 1/4 \$32.50
Shelby Cnty Judge of Probate, AL
10/03/2012 10:45:22 AM FILED/CERT

Exhibit "A"
Legal Description

Lot 1114, according to the Survey of Lauchlin at Ballantrae, Phase I, as recorded in Map Book 35, Page 10 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



20121003000377350 2/4 \$32.50
Shelby Cnty Judge of Probate, AL
10/03/2012 10:45:22 AM FILED/CERT

WARRANTY DEED

FROM

Johnny R. Dorminey

Lori Day Dorminey

TO

Wendy A. Byrd

Eric A. Byrd



20121003000377350 3/4 \$32.50
Shelby Cnty Judge of Probate, AL
10/03/2012 10:45:22 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	<u>Johnny R. Dorminey</u> <u>Lori Day Dorminey</u>	Grantee's Name	<u>Wendy A. Byrd</u> <u>Eric Q. Byrd</u>
Mailing Address	<u>c/o Brookfield Global</u> <u>1250 Sam Houston Pkwy S, #500</u> <u>Houston, TX 77042</u>	Mailing Address	<u>152 Lauchlin Lane</u> <u>Pelham, AL 35124</u>
Property Address	<u>152 Lauchlin Lane</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>September 21, 2012</u>
		Total Purchase Price	<u>\$ 228,500.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 Johnny R. Dorminey and Lori Day Dorminey
by Clayton T. Sweeney as Agent

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1