

Send Tax Notice:  
Deborah M. Alford  
501 Chesser Circle  
Chelsea, AL 35043

This Instrument Prepared By:  
Stewart & Associates, P. C.  
3595 Grandview Parkway Ste 645  
Birmingham, AL 35243

STATE OF ALABAMA  
COUNTY OF Shelby

20121023000407640 1/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
10/23/2012 02:53:54 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that inconsideration of the sum of **Two Hundred Fifteen Thousand and 00/100 Dollars Dollars (\$\$215,000.00)** and other good and valuable consideration in hand paid to the undersigned, **ServisFirst Bancshares, Inc. d/b/a SouthFirst Bank** (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto **Deborah M. Alford (hereinafter "Grantees")**, , the following described real estate situated in Shelby County, State of Alabama, to wit:

Lot 23, according to the Map and Survey of Chesser Plantation, Phase I, Sector I, as recorded in Map Book 31, Page 21 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2002030600010788 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, easements, conditions, covenants and restrictions of record.

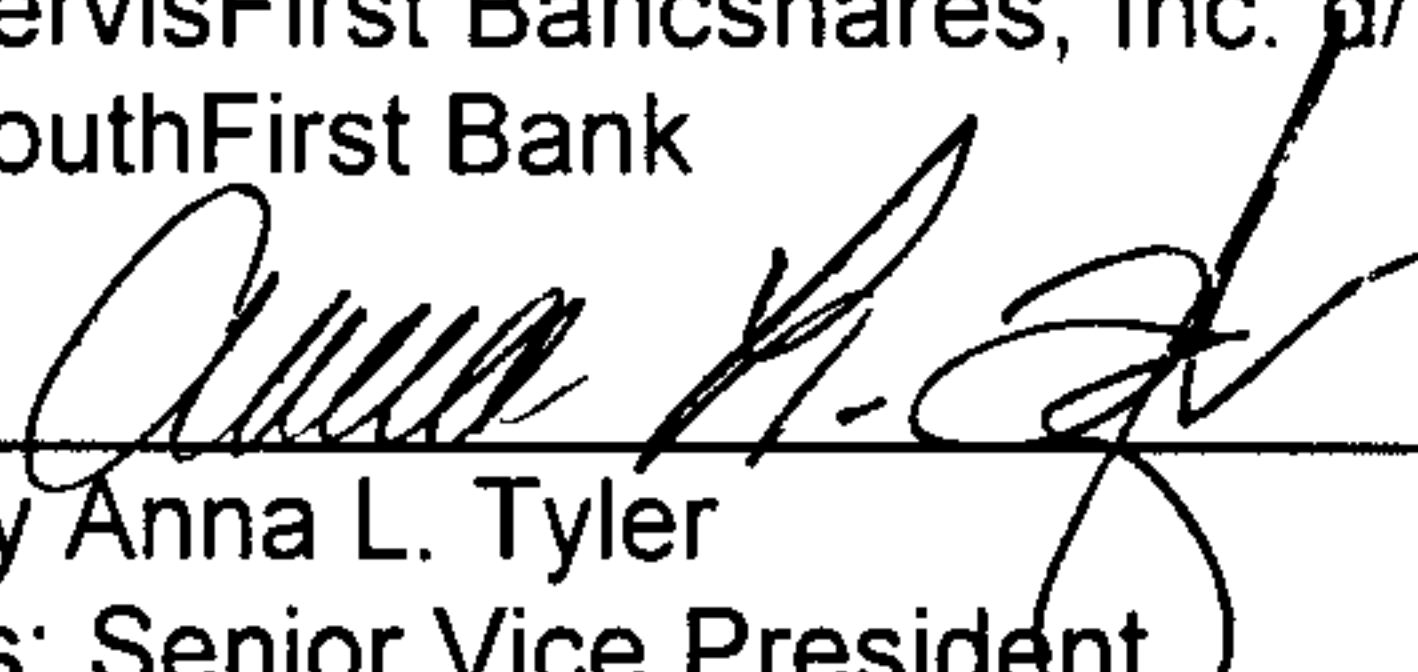
\$\$204,250.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, and unto theirs heirs executors, administrators and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

WITNESS my hand and seal this 9th day of October, 2012

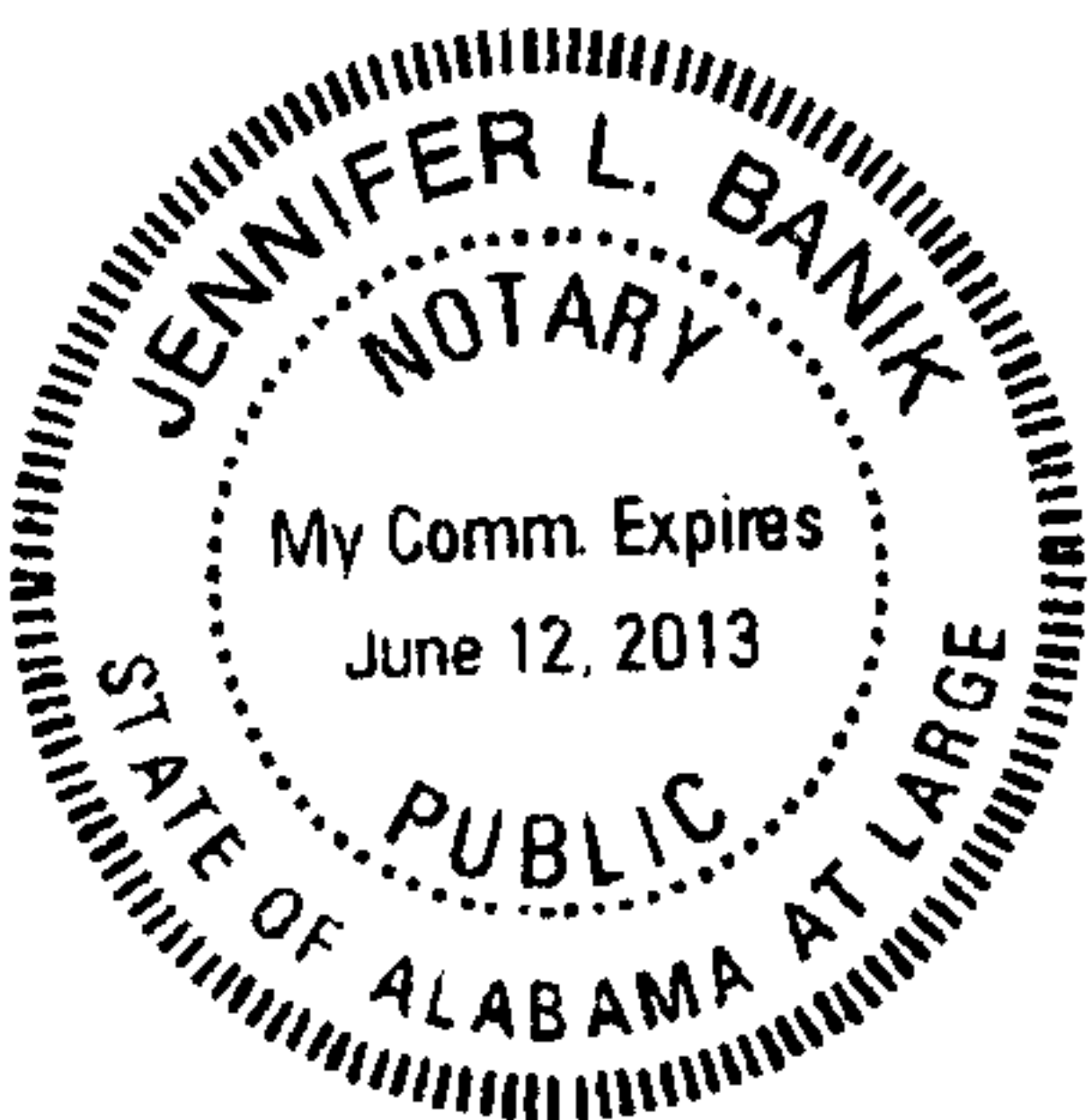
Shelby County, AL 10/23/2012  
State of Alabama  
Deed Tax: \$11.00

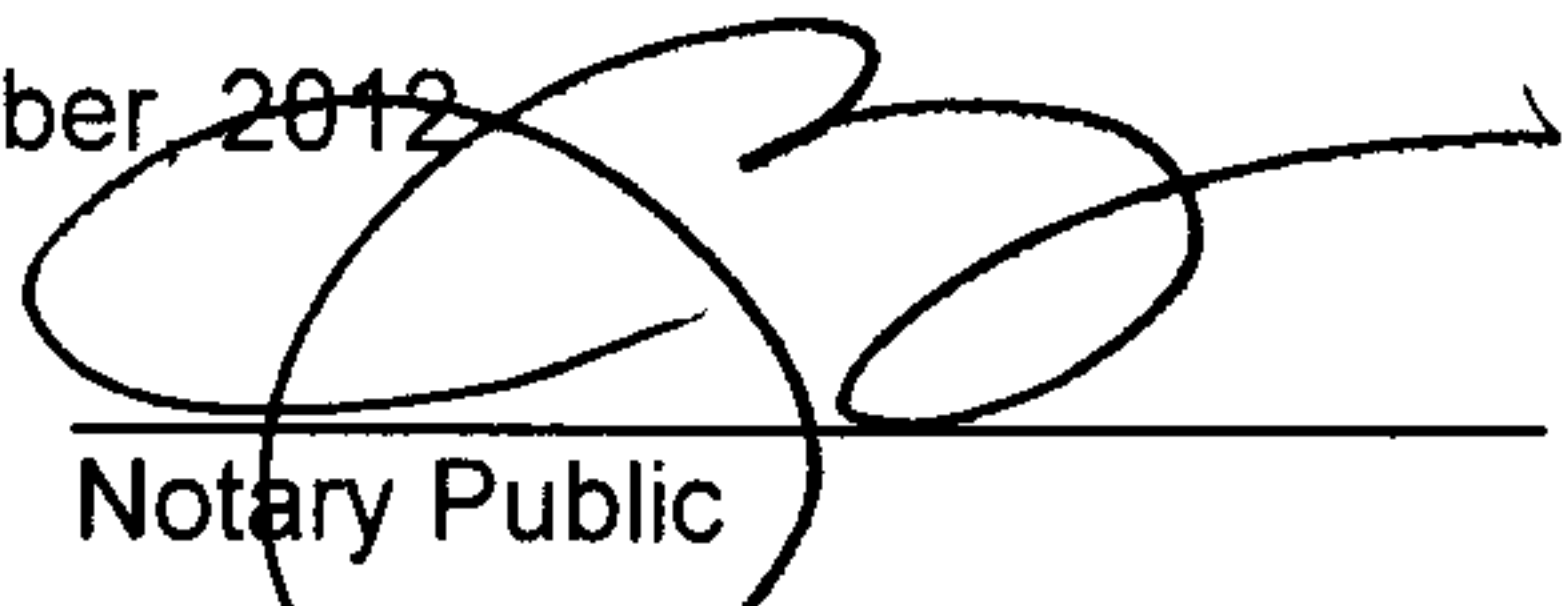
ServisFirst Bancshares, Inc. d/b/a  
SouthFirst Bank  
  
By Anna L. Tyler  
Its: Senior Vice President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Anna L. Tyler as Senior Vice President for ServisFirst BANCshares, Inc. d/b/a SouthFirst Bank, a(n) Alabama Corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, she as such officer and full authority executed the same voluntarily for and as the act of said corporation on the same bears date..

GIVEN under my hand and seal this the 9th day of October, 2012



  
Notary Public  
My Commission Expires: \_\_\_\_\_, 20\_\_\_\_.



# Real Estate Sales Validation Form

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

Grantor's Name Servis First Bancshares  
Mailing Address 324 Richard Arrington  
Jr Blvd N  
Birmingham AL 35203

Grantee's Name Deborah M Alford  
Mailing Address 501 Chessex Circle  
Chelsea AL 35043

Property Address 501 Chessex Circle  
Chelsea AL 35043

Date of Sale 10-9-12

Total Purchase Price \$ 215,000

or

Actual Value \$

or

Assessor's Market Value \$



20121023000407640 2/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
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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 10-9-12

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1