

Send tax notice to:

ISSAM ABS
1715 SOUTHPOINTE DRIVE
HOOVER, AL, 35244

STATE OF ALABAMA
Shelby COUNTY

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

2012568


20121129000457720 1/3 \$64.00
Shelby Cnty Judge of Probate, AL
11/29/2012 03:02:52 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Five Thousand and 00/100 Dollars (\$305,000.00) in hand paid to the undersigned, BARRY M. BURTON and KAREN M. BURTON, HUSBAND AND WIFE, (hereinafter referred to as "Grantors") by ISSAM ABS and MICHELLE ABS (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 20, ACCORDING TO A RESURVEY OF LOT 2, SOUTHPOINTE, EIGHTH SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 101, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. BUILDING LINE(S), EASEMENT(S) AND RESTRICTION(S) AS SHOWN BY RECORDED MAP.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 139, PAGE 429 AND REAL 167, PAGE 295 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$259,250.00 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 11/29/2012
State of Alabama
Deed Tax: \$46.00

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 9th day of November, 2012.

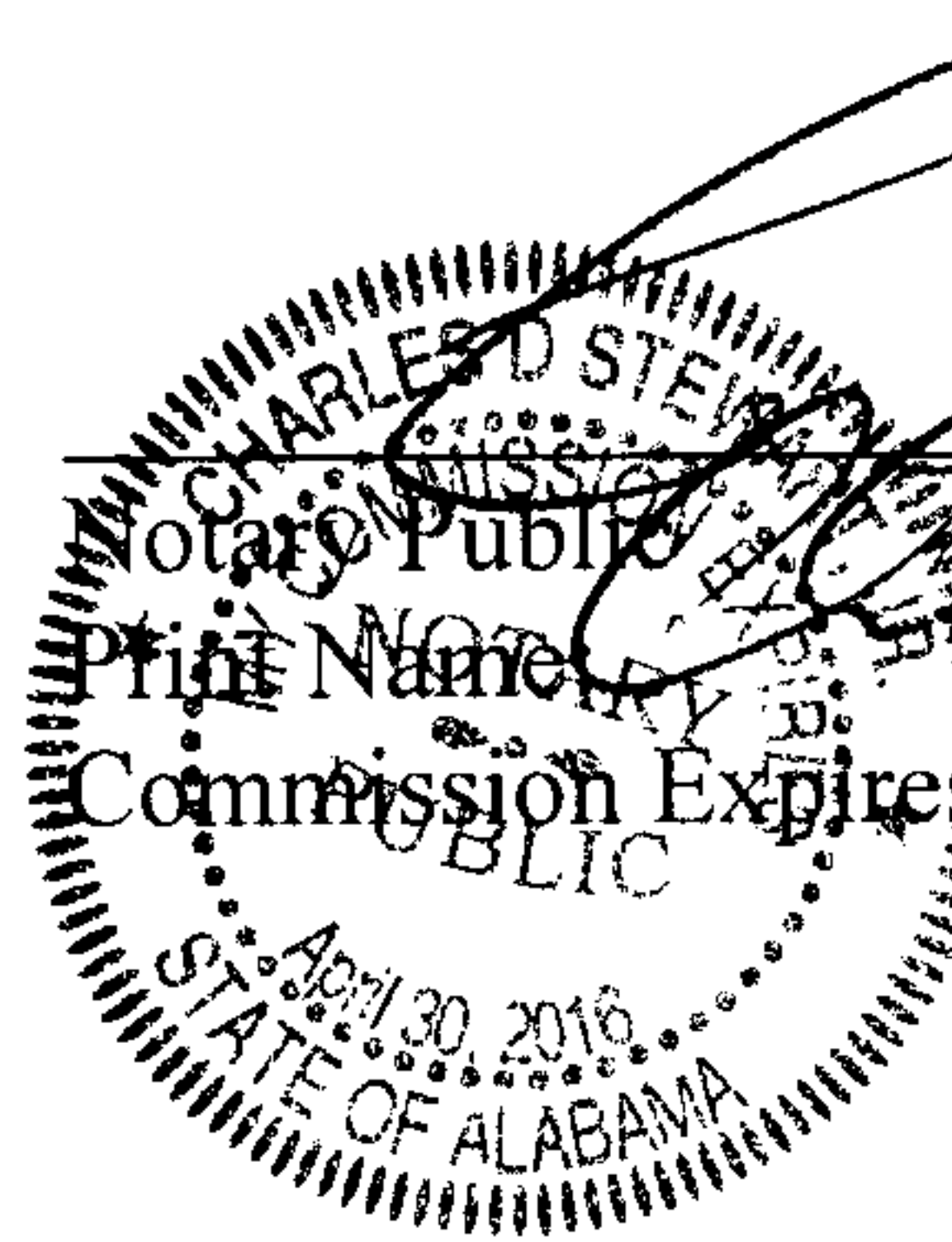

BARRY M. BURTON


KAREN M. BURTON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that BARRY M. BURTON and KAREN M. BURTON, whose names are signed
to the foregoing instrument, and who are known to me, acknowledged before me on this
day, that, being informed of the contents of the said instrument, they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of November, 2012.


Charles D. Steiner
Notary Public
State of Alabama
Commission Expires April 30, 2016
f- 30-16


20121129000457720 2/3 \$64.00
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 Bamy M Burton
Mailing Address Karen M Burton
3075 Lillian Taylor Road
Lawrence, AL 35180

Grantee's Name Issan Abs
Mailing Address Michelle Abs
1715 Southpointe Dr.
Hoover AL 35244

Property Address 1715 Southpointe Dr
Hoover AL 35244

Date of Sale 11-9-12
Total Purchase Price \$ 305,000

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

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 11-9-12

Print Issan Abs

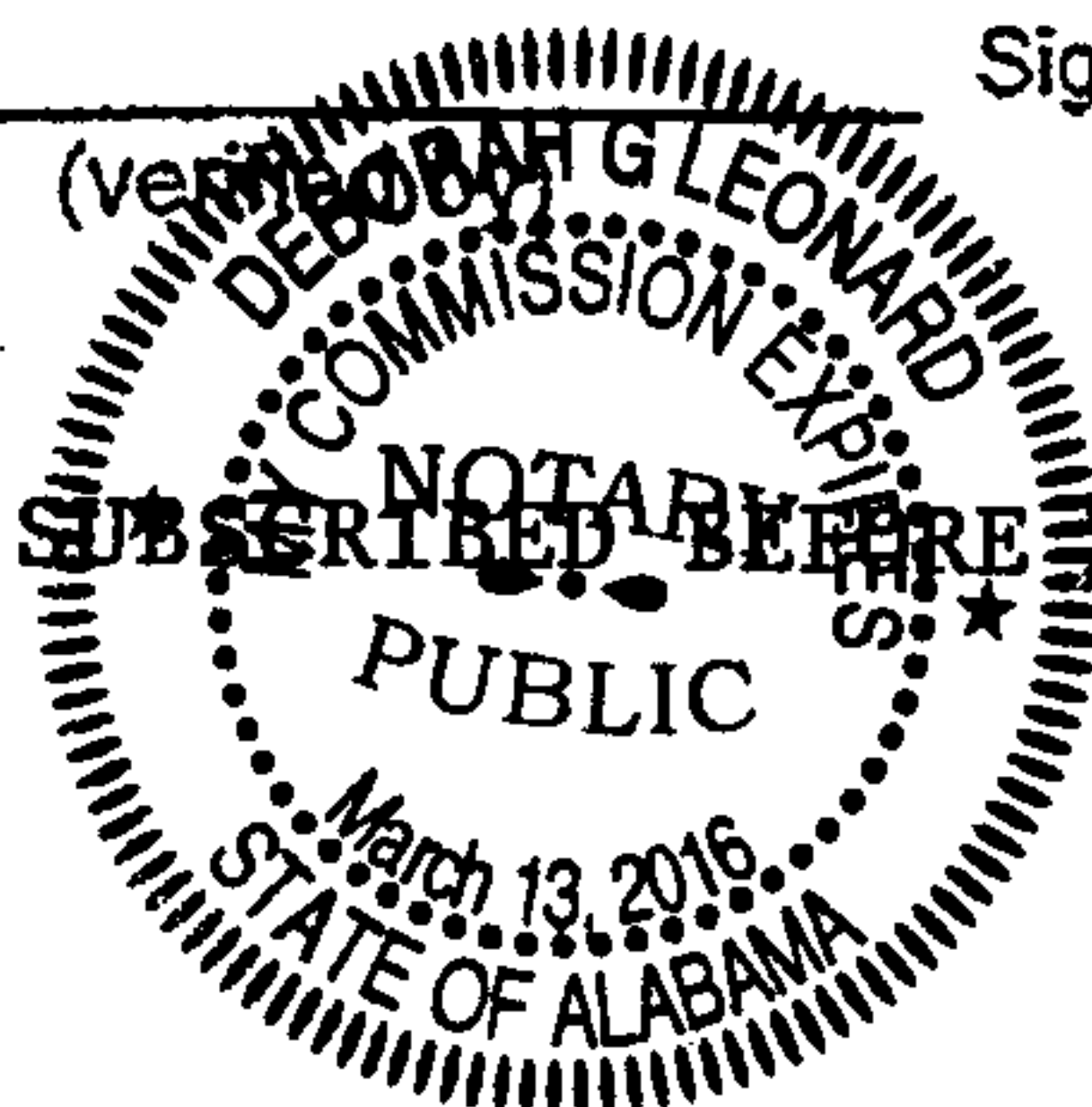
Unattested _____

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA
SWORN TO AND
2012.



SUBSCRIBED BEFORE ME ON THIS 9th DAY OF November, COUNTY OF SHELBY

[Signature]
NOTARY PUBLIC

