

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Tyler N. Guy
4 Monte Bello Lane
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Eighty Four Thousand dollars and Zero cents (\$84,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Lisa D. Faulkner, a single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Tyler N. Guy (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

12 MONTH CHAIN OF TITLE: Warranty deed to Michael E. Faulkner and Lisa D. Faulkner, dated May 30, 1996, recorded in Inst. NO. 1996-17914, in the Probate Office, Shelby County, Alabama.

Lot 4, according to the Survey of Monte Bello as recorded in Map Book 6, Page 23, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

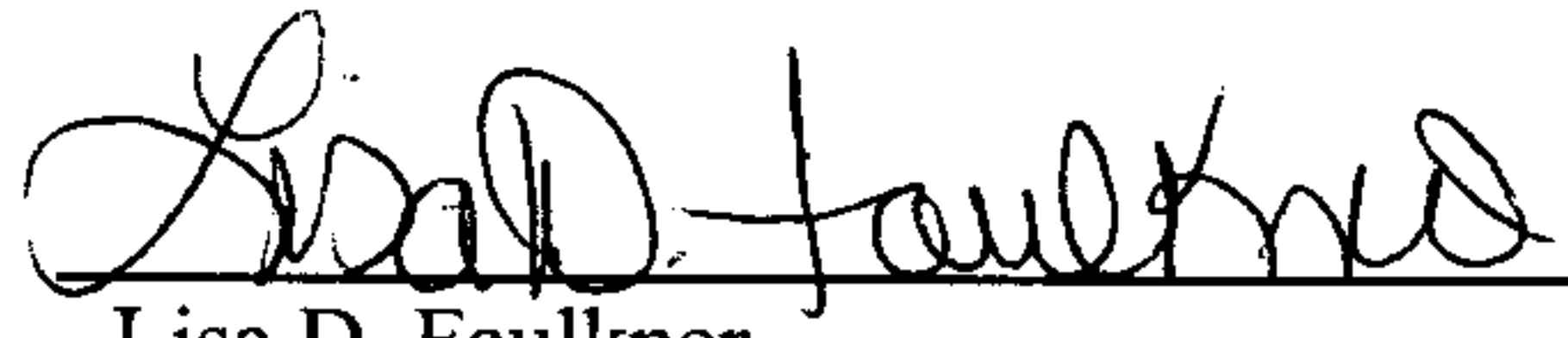
\$82,478.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Lisa D. Faulkner is the surviving grantee in Inst No 1996-17914, Probate Office Shelby County, Alabama. The other grantee, Michael E. Faulkner is deceased, having died 18 Nov 2010.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 3rd day of December, 2012.

_____	(SEAL)		(SEAL)
_____	(SEAL)	_____	(SEAL)
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

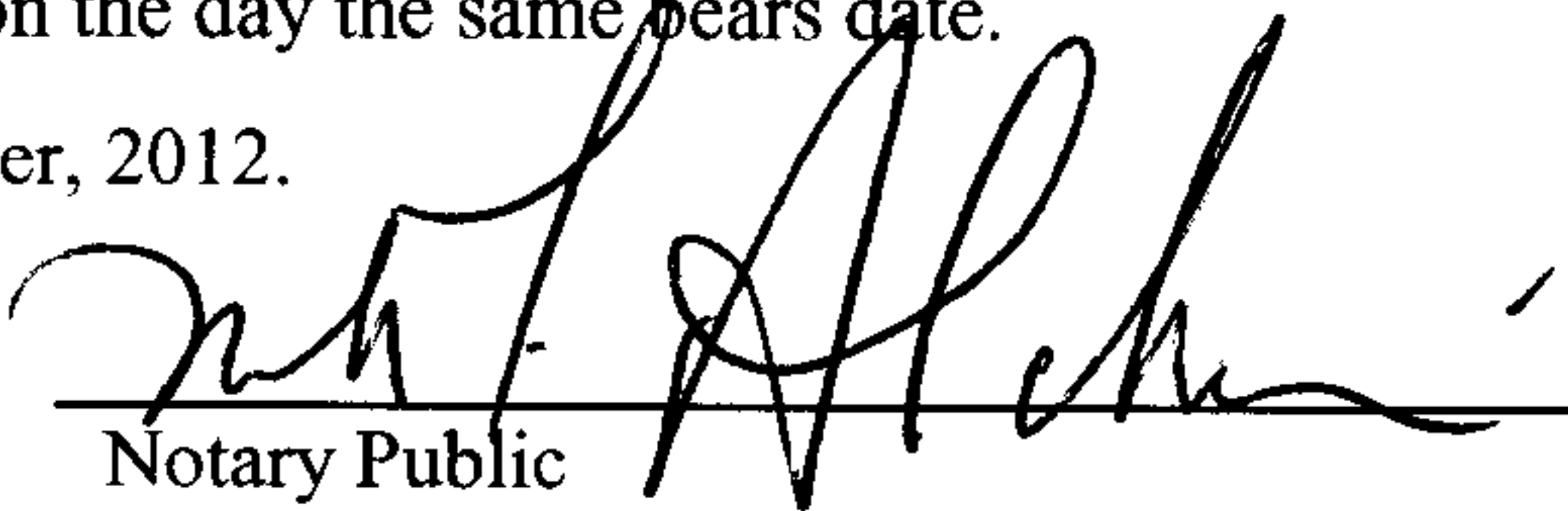
} General Acknowledgment

COUNTY SHELBY


I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Lisa D. Faulkner 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 2012.

My Commission Expires: 10-4-16


Notary Public

Shelby County, AL 12/05/2012
State of Alabama
Deed Tax: \$2.00


20121205000465700 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
12/05/2012 02:01:28 PM 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 Lisa Faulkner
Mailing Address 4 Monte Bell Ln
Montevalle 35115

Grantee's Name Tyler Cruz
Mailing Address 4 Monte Bell Ln
Montevalle

Property Address 4 Monte Bell Ln
Montevalle al
35115

Date of Sale 12-3-12
Total Purchase Price \$ 84,000.00
Or
Actual Value \$ _____
Or
Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

____ Unattested _____
(verified by)

Print Lisa D. Faulkner

Sign Lisa D. Faulkner
(Grantor/Grantee/Owner/Agent) circle one

