



20130103000003210 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
01/03/2013 10:41:39 AM FILED/CERT

Send tax notice to:
Jacy Barber Harris
1020 Lakeview Lane
Calera, AL 35040
NTC1200273

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Seven Thousand Five Hundred and 00/100 Dollars (\$177,500.00) in hand paid to the undersigned, Timothy A. Ross, an unmarried man, (hereinafter referred to as "Grantors"), by Jacy Barber Harris (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 127, according to the Final Plat of Long Branch Estates, Phase 1, as recorded in Map Book 34, Page 66, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$174,284.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Timothy A. Ross is the surviving grantee of that Deed dated October 28, 2005, and recorded November 7, 2005, the other grantee Shirley Faye Ross having died on or about the 10th day of April, 2006

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, Grantor has set his signature and seal on this the 20th day of December, 2012.




Timothy A. Ross

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy A. Ross, an unmarried man, whose name 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 20th day of December, 2012.



Notary Public
Print Name: Paula D Levitt
Commission Expires: 2-3-16

PAULA D. LEVITT
Notary Public
State of Alabama
MY COMMISSION EXPIRES: FEB 3, 2016

Real Estate Sales Validation Form

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

Grantor's Name Timothy Ross
Mailing Address 4355 Old Cartersville Rd, Dallasville GA 30132
Grantee's Name Jacq Harris
Mailing Address 1020 Lakeview Lane, Calera AL 35040

Property Address 1020 Lakeview Lane, Calera AL 35040
Date of Sale 12-20-12
Total Purchase Price \$ 177500
Actual Value \$
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 12-20-12
Print Jennifer Banik
Unattested Sign (verified by) (Grantor/Grantee/Owner/Agent) circle one



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