

This document prepared by:
Stuart Y. Johnson
Stuart Y. Johnson, LLC
2108 20th Ave. S.
Birmingham, AL 35223

Send Tax Notice To:
James L. Tanara, Jr.
4079 Eagle Ridge Court
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That for and in consideration of Two Hundred Thirteen Thousand and 00/100 Dollars (\$213,000.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, Brook Highland Construction, LLC (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto James L. Tanara, Jr. (herein referred to as GRANTEE(S)), all its right, title, interest and claim in or to the following described real estate situated in JEFFERSON County, Alabama:

Lot 36, according to the Survey of The Hills at Brookhighland, as recorded in Map Book 37, Page 105, in the Probate Office of Shelby County, Alabama.


(\$209,142.00) of the above referenced consideration is from a purchase mortgage loan closed simultaneously with this deed.

Subject to all matters of public record including, but not limited to, easements, building lines, restrictions, covenants, and/or rights of way and subject to any and all matters visible by a survey of the property conveyed herein. Title to mineral and mining rights is not warranted herein.

Subject to 2013 Property Taxes and subsequent years which are not yet due and payable.

To Have and to Hold unto the said GRANTEE(S), and his heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13 day of Feb., 2013.



BY: David W. Cox

ITS: 

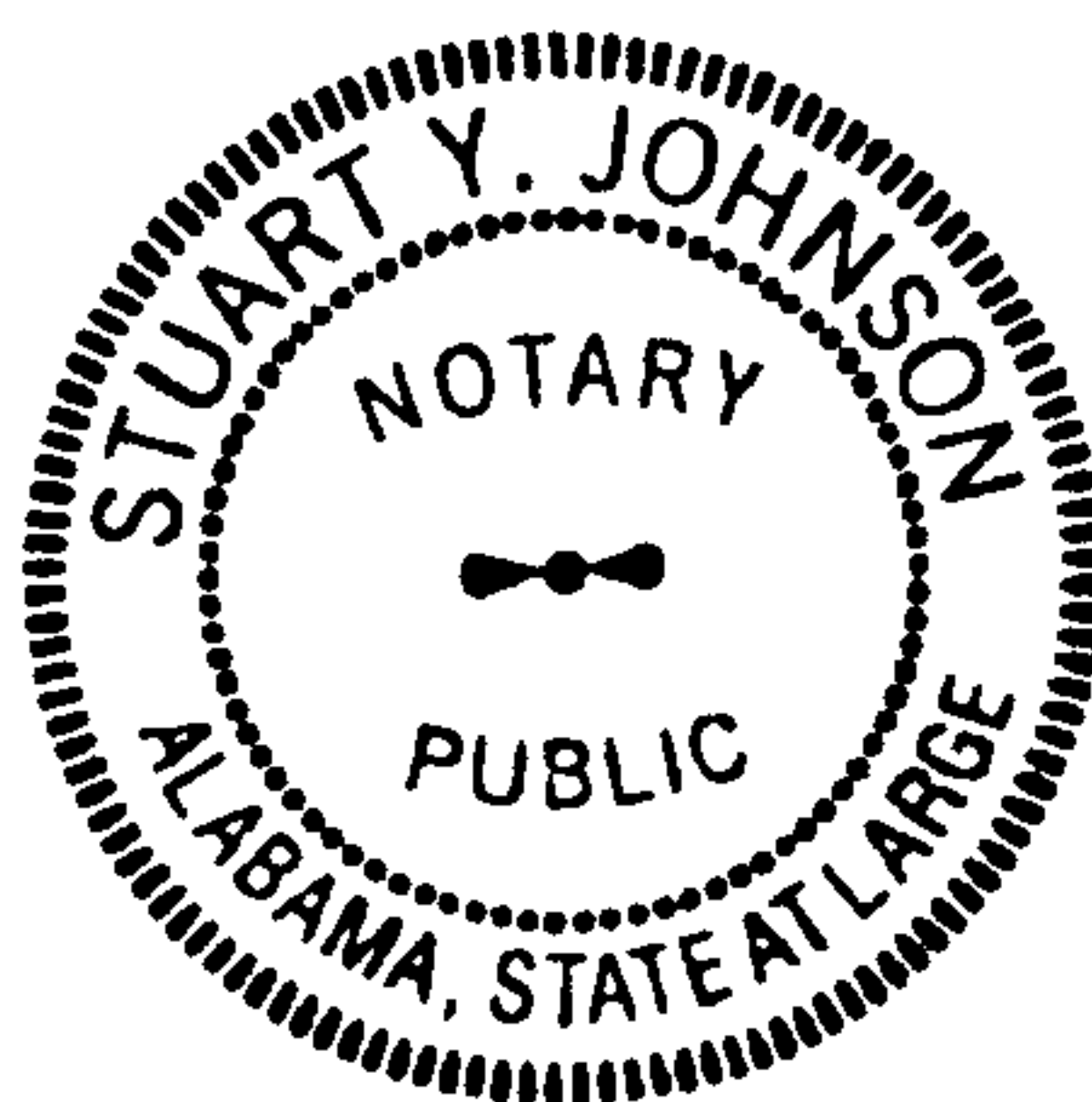
STATE OF ALABAMA)
Shelby COUNTY)

I, Stuart Y. Johnson, a Notary Public in and for said County, and in said State, hereby certify that David W. Cox, whose name as Member of Brook Highland Construction, LLC 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, she, with such power and authority, executed the same voluntarily for and as the act of the limited liability company on the day the same bears date.


Given under my hand and seal this 13 day of Feb., 2013.


NOTARY PUBLIC: Stuart Y. Johnson

My commission expires: 3/6/15



Shelby County, AL 02/21/2013
State of Alabama
Deed Tax: \$4.00


20130221000072460 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
02/21/2013 10:20:24 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 Brook Highland Construction, LLC
Mailing Address 1000 Providence Park
Suite 250
Birmingham, AL 35242

Grantee's Name James L. Tanara, Jr.
Mailing Address 4079 Eagle Ridge Ct.
Birmingham, AL
35242

Property Address 4079 Eagle Ridge Court
Birmingham, AL
35242

Date of Sale 2/13/2013

Total Purchase Price \$ 213,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



20130221000072460 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
02/21/2013 10:20:24 AM FILED/CERT

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 2/13/13

Print

Brook Highland Construction, LLC

By David W. Cox, 1/3 Member

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1