

Send tax notice to:


KYLE ATKINSON
6169 EAGLE POINT CIRCLE
BIRMINGHAM, AL, 35242

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

2013055

WARRANTY DEED


20130307000095370 1/3 \$37.50
Shelby Cnty Judge of Probate, AL
03/07/2013 12:30:40 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty-Five Thousand and 00/100 Dollars (\$385,000.00) in hand paid to the undersigned, SCOTT W. SOUTHARD and VICTORIA F. SOUTHARD, Husband and Wife (hereinafter referred to as "Grantors") by KYLE ATKINSON (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 840, ACCORDING TO THE SURVEY OF EAGLE POINT 8TH SECTOR PHASE 1, AS RECORDED IN MAP BOOK 24, PAGE 127, 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. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORD.
6. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
7. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
8. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
9. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF EAGLE POINT 8TH SECTOR PHASE 1, AS RECORDED IN MAP BOOK 24, PAGE 127, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ 365,750.00 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.

Shelby County, AL 03/07/2013
State of Alabama
Deed Tax: \$19.50

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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 15th day of February, 2013.

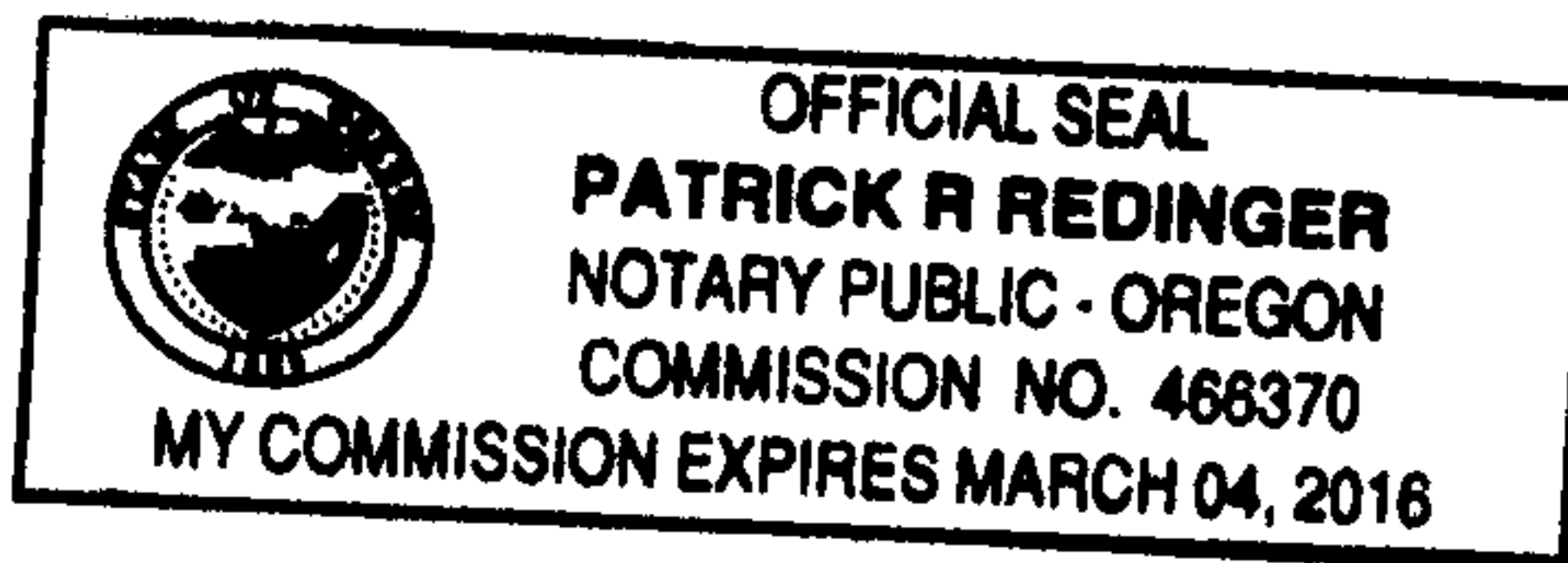
Scott W. Southard
SCOTT W. SOUTHARD
Victoria F. Southard
VICTORIA F. SOUTHARD

STATE OF OREGON

COUNTY OF CLACKAMAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SCOTT W. SOUTHARD and VICTORIA F. SOUTHARD, whose name is signed to the foregoing instrument, and who is 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 15th day of February, 2013.



Patrick R. Redinger
Notary Public
Print Name: PATRICK REDINGER
Commission Expires: MARCH 14th 2016

20130307000095370 2/3 \$37.50
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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 Scott W. Southard Grantee's Name Kyle Atkinson
 Mailing Address 13460 SE Maple Mailing Address 6169 Eagle Point Cir.
Milwaukie, OR 97222 Birmingham
AL 35242
 Property Address 6169 Eagle Point Circle Date of Sale 2-18-13
Birmingham Total Purchase Price \$ 375,000.
AL 35242 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 2/14/2013

Print Scott W. Southard

Unattested
 (verified by)

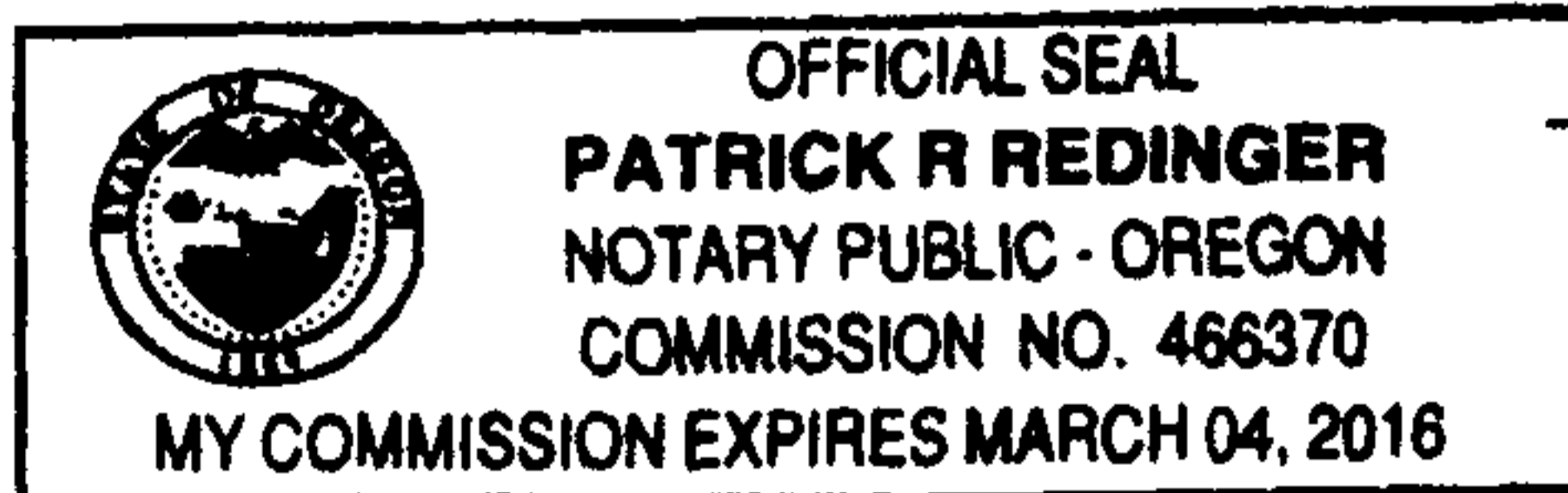
Sign Scott W. Southard
 (Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 14th DAY OF February, 20 13.

COUNTY OF SHELBY



NOTARY PUBLIC



20130307000095370 3/3 \$37.50
 Shelby Cnty Judge of Probate, AL
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