


Send Tax Notice To:
Bradley & Pamela Overstreet
116 Oak View Lane
Helena, Alabama 35080

This instrument prepared by:
G. Alan Smith, Esquire
2976 Pelham Parkway
Suite C
Pelham, Alabama 35124

WARRANTY DEED


20130314000106690 1/2 \$45.00
Shelby Cnty Judge of Probate, AL
03/14/2013 02:22:08 PM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Thirty Thousand and 00/100 Dollars (\$30,000.00)** to the undersigned grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Bradley A. Overstreet and Pamela C. Overstreet**, herein referred to as grantor does grant, bargain, sell and convey unto **Joseph Habshey, an unmarried man**, herein referred to as Grantee, the following described real estate situated in Shelby County, Alabama, to wit:

Begin at the Southwest corner of Lot 19 as recorded in Plat of Stonebrook Subdivision, Map Book 15, Page 114, Probate Office of Shelby County, Alabama; thence run North 13°27'09" West for a distance of 273.24 feet; thence run South 89°31'40" East for a distance of 105.00 feet; thence run South 13°27'09" East for a distance of 273.25 feet; thence run North 89°31'39" West 105.00 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to all easements, restrictions, rights-of-way and covenants of record.


TO HAVE AND TO HOLD Unto the said Grantee her heirs and assigns, forever.

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this the 14th day of February, 2013.

WITNESS:

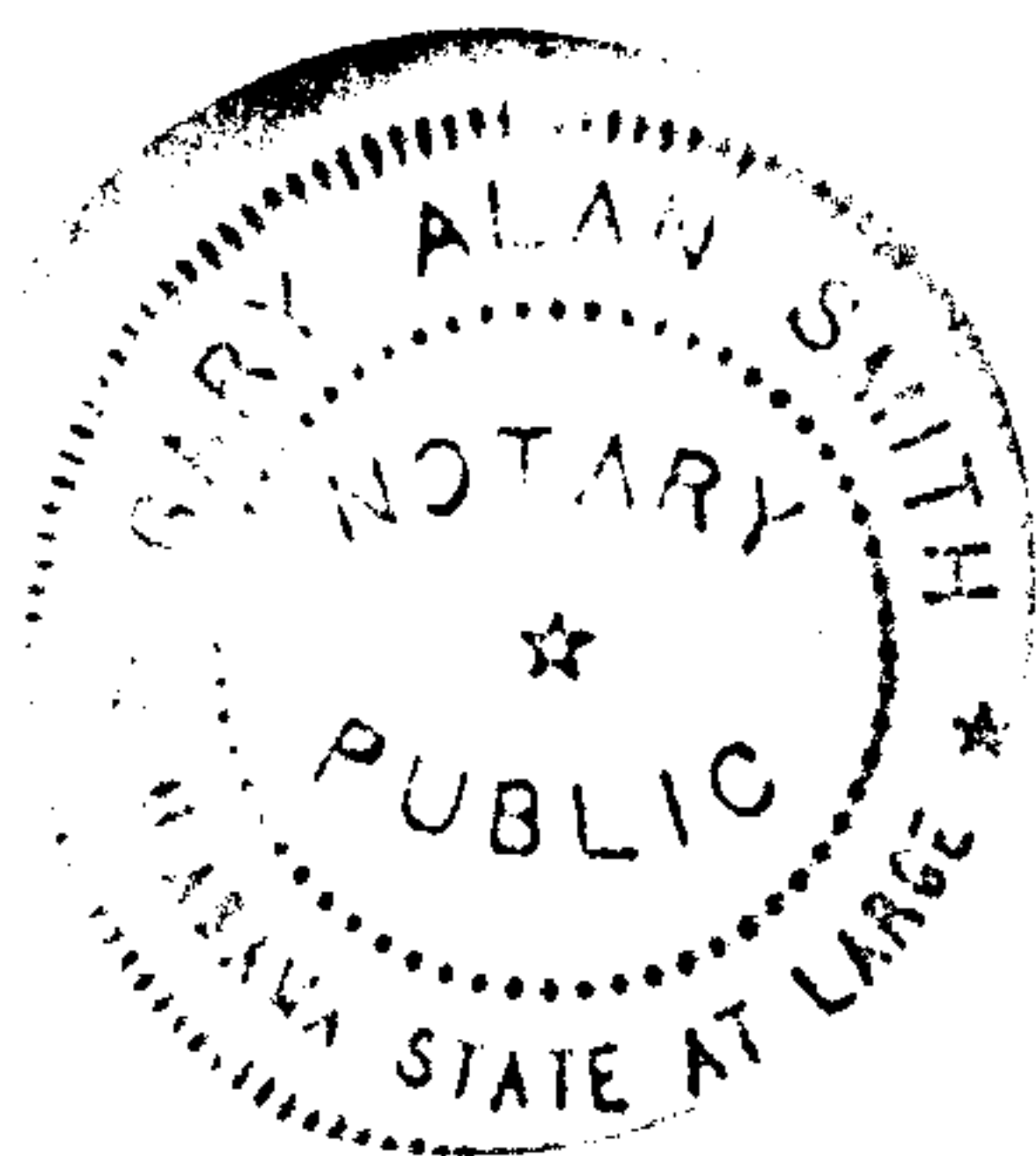
_____ (Seal)

 (Seal)
Joseph Habshey

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, G. Alan Smith, a Notary Public in and for said County, in said State, hereby certify that Joseph Habshey whose name is signed to the foregoing conveyance, and which is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of February, 2013




Notary Public
My Commission Expires: 7-19-2016

Shelby County, AL 03/14/2013
State of Alabama
Deed Tax: \$30.00

Real Estate Sales Validation Form

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

Grantor's Name Joseph Habshey
Mailing Address 3491 Helena Road
Helena, AL 35080

Grantee's Name Bradley + Pamela Overstreet
Mailing Address 116 Oak View Lane
Helena, AL 35080

Property Address Part of Lot 19
(3491 Helena Road)
Helena, AL 35080

Date of Sale February 14, 2013
Total Purchase Price \$ 30,000.00

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



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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 _____

Print JOSEPH HABSHEY

Unattested _____

Sign Joseph Habshey

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1