



20130326000125620 1/2 \$174.50
Shelby Cnty Judge of Probate, AL
03/26/2013 12:29:44 PM FILED/CERT

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to: 03/26/201
Melissa Osborne
2529 Willowbrook Circle
Birmingham, Alabama 35242

WARRANTY DEED

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

That in consideration of **Three Hundred Seventy-Nine Thousand One Hundred and 00/100 Dollars (\$379,100)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Bruce W. Moon and his wife Marian B. Moon

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Melissa Osborne

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 21, according to the Survey of Willowbrook, as recorded in Map Book 11, page 48, in the Probate Office of Shelby County, Alabama

\$220,000 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to:

- (1) 2013 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantors; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

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

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

IN WITNESS WHEREOF, we have set our hands and seals, this 26th day of February, 2013.

 (Seal)
Bruce W. Moon

 (Seal)
Marian B. Moon

STATE OF ALABAMA)
 :
 JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Bruce W. Moon and Marian B. Moon whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, 2013.

Shelby County, AL 03/26/2013
State of Alabama
Deed Tax:\$159.50

Notary Public: David P. Condon
My Commission Expires: 2-12-14

15-ATLARGE

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Bruce W Moonard
Marion B Moon
2529 Willowbrook Circle
Birmingham, AL 35242

Grantee's Name
Mailing Address

Melissa Osborne
2013 Acton Park Way
Birmingham, AL 35243

Property Address

2529 Willowbrook Circle
Birmingham, AL 35242

Date of Sale

2/26/13

Total Purchase Price \$

379,100

or

Actual Value

\$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other


20130326000125620 2/2 \$174.50
Shelby Cnty Judge of Probate, AL
03/26/2013 12:29:44 PM FILED/CERT

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 _____

Unattested

(verified by)

Print Caroline Wildman for David P. Gordon, PE

Sign

Caroline Wildman

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1