

This instrument prepared by:
John H. Henson
1220 Alford Ave
Birmingham, AL 35226

SEND TAX NOTICE TO:
Timothy B. Tabor
838 Aberlady Place
Birmingham, AL 35242



20130403000138420 1/3 \$85.00
Shelby Cnty Judge of Probate, AL
04/03/2013 01:37:31 PM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FIVE HUNDRED EIGHTY-SEVEN THOUSAND

AND NO/100
(\$587,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Robert C. Burch and Kimberly B. Burch, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Timothy B. Tabor and Sarina K. Tabor, as joint tenants with remainder to survivor (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 932, according to the Survey of Greystone Legacy, 9th Sector as recorded in Map Book 32, Page 44 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

417,000.00 &
\$ 111,300.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on

March 28, 2013

(SIGNATURES AND NOTARY ACKNOWLEDGMENTS ON FOLLOWING PAGE.)

FILE NO.: TS-1201750

Shelby County, AL 04/03/2013
State of Alabama
Deed Tax: \$67.00

Robert C. Burch
Robert C. Burch

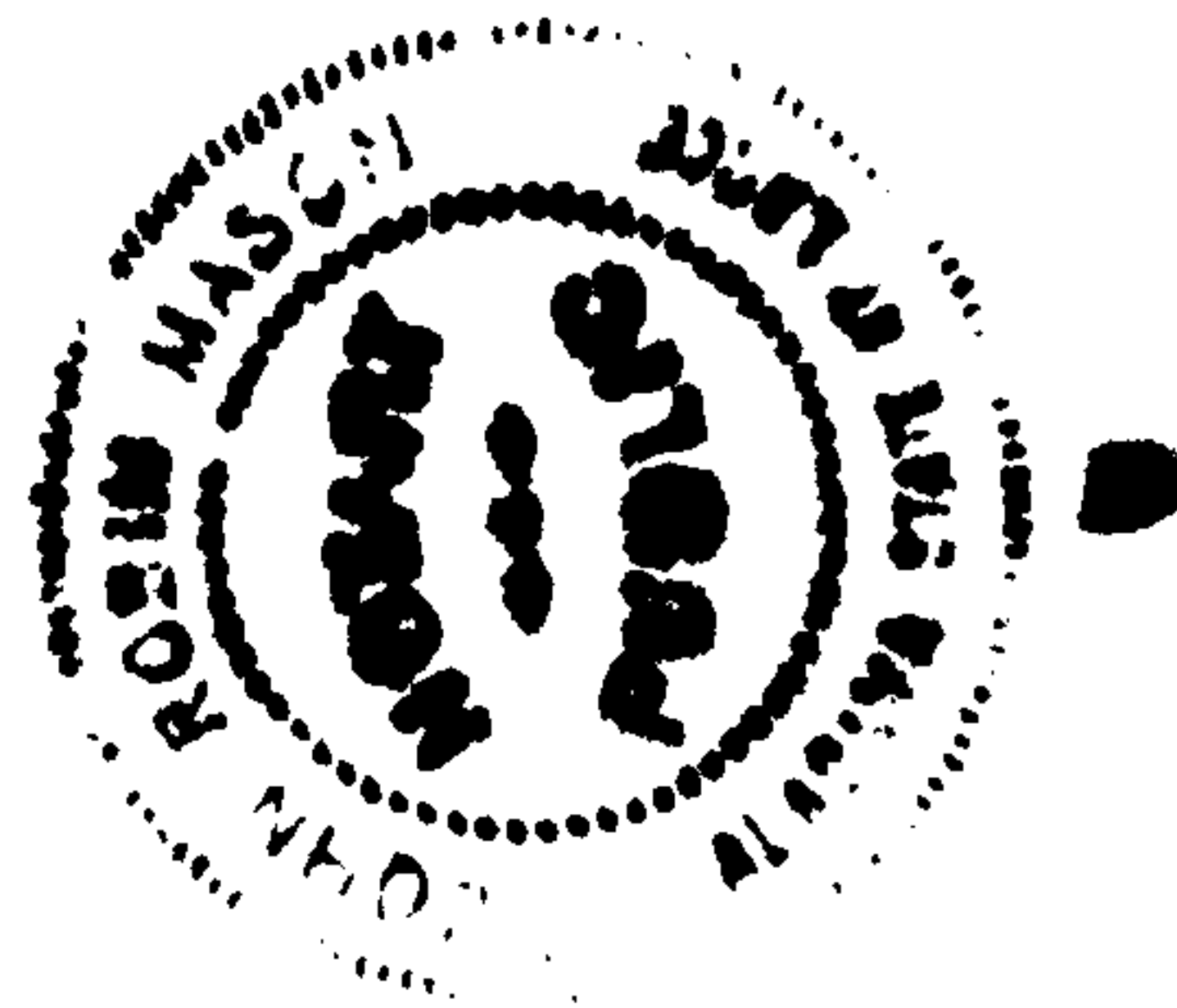
20130403000138420 2/3 \$85.00
Shelby Cnty Judge of Probate, AL
04/03/2013 01:37:31 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert C. Burch, husband of Kimberly B. Burch, whose name(s) is(are) signed to the foregoing conveyance and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 9th day of MARCH, 2012. 2013
John Robin Mason
Notary Public
My Commission Expires 3/27/2013

Kimberly B. Burch
Kimberly B. Burch



STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kimberly B. Burch, wife of Robert C. Burch, whose name(s) is(are) signed to the foregoing conveyance and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 9th day of MARCH, 2012. 2013
John Robin Mason
Notary Public
My Commission Expires 3/27/2013

John Robin Mason
Notary Public
My Commission Expires 3/27/2013



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	American Escrow & Closing Company	Grantee's Name	Timothy B. Tabor and Sarina K. Tabor
Mailing Address	838 Aberlady Place Birmingham, AL 35242	Mailing Address	<u>531 Stewards Glen</u> <u>Bham AL 35242</u>
Property Address	838 Aberlady Place Birmingham, AL 35242	Date of Sale	March 28, 2013
		Total Purchase Price	\$587,000.00
		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	☐ Appraisal
☒ Sales Contract	Other: _____
☐ Closing Statement	

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 - American Escrow & Closing Company, 838 Aberlady Place, Birmingham, AL 35242.

Grantee's name and mailing address - Timothy B. Tabor and Sarina K. Tabor, , .

Property address - 838 Aberlady Place, Birmingham, AL 35242

Date of Sale - March 28, 2013.

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 with 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: March 28, 2013

Sign [Signature]
Agent

