

Send tax notice to:

Maggi L. Eades

160 Hidden Creek Cove

Pelham, AL 35124

NTC1300082

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00) in hand paid to the undersigned, **Tim W. Cobb, an unmarried man** (hereinafter referred to as "Grantor"), by **Maggi L. Eades** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 41, according to the Survey of Hidden Creek Townhomes Phase II, as recorded in Map Book 28, Page 37, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$106,700.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

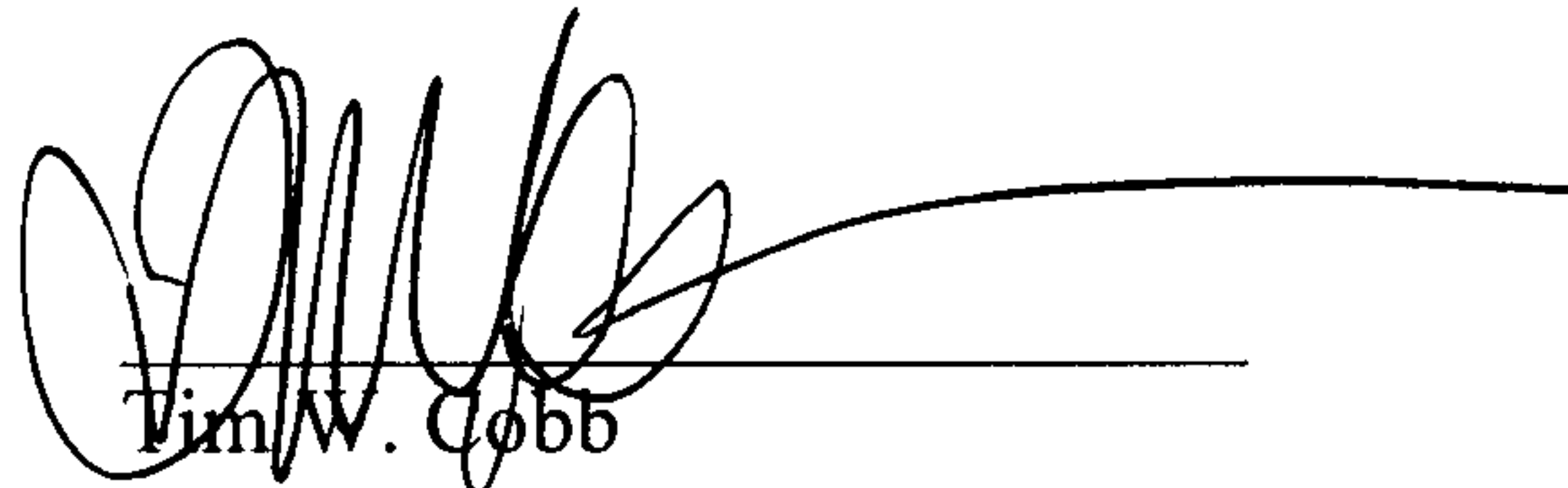
TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and
assigns forever.

Shelby County, AL 04/08/2013
State of Alabama
Deed Tax: \$3.50



20130408000145330 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
04/08/2013 02:41:50 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 29th day of March, 2013.

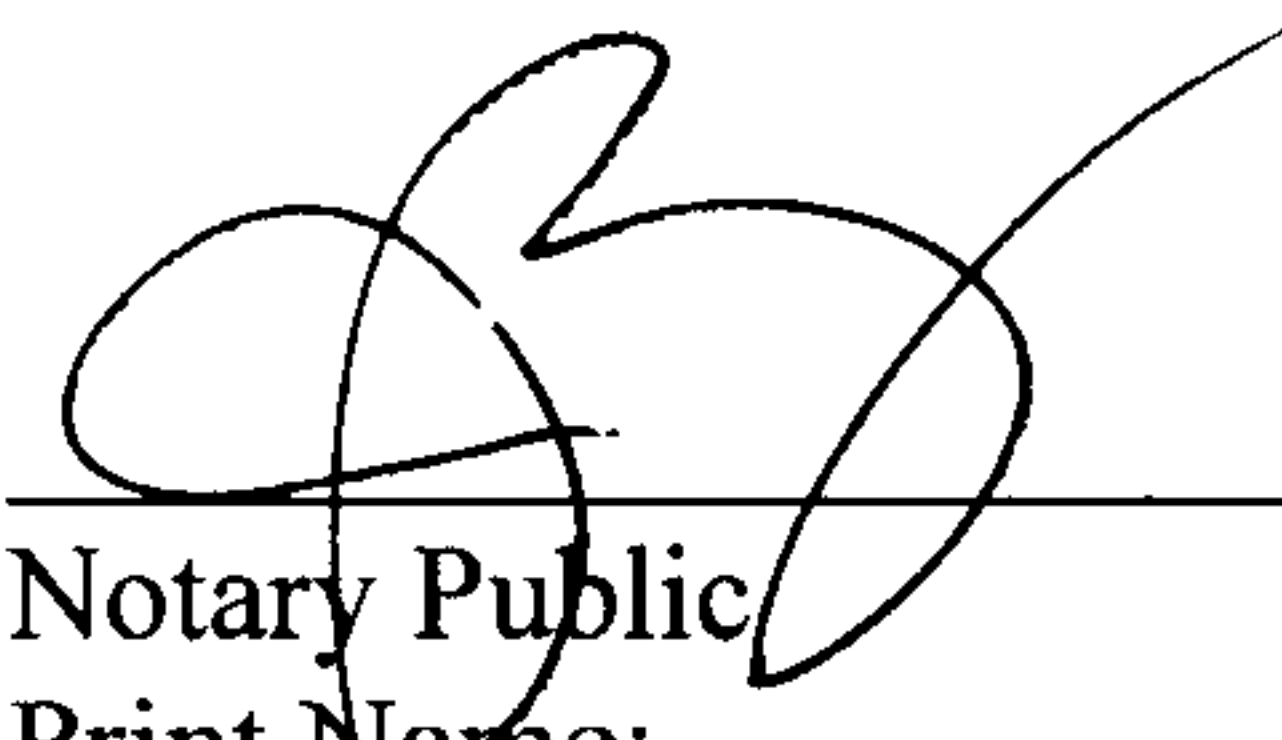

Tim W. Cobb

STATE OF ALABAMA
COUNTY OF JEFFERSON

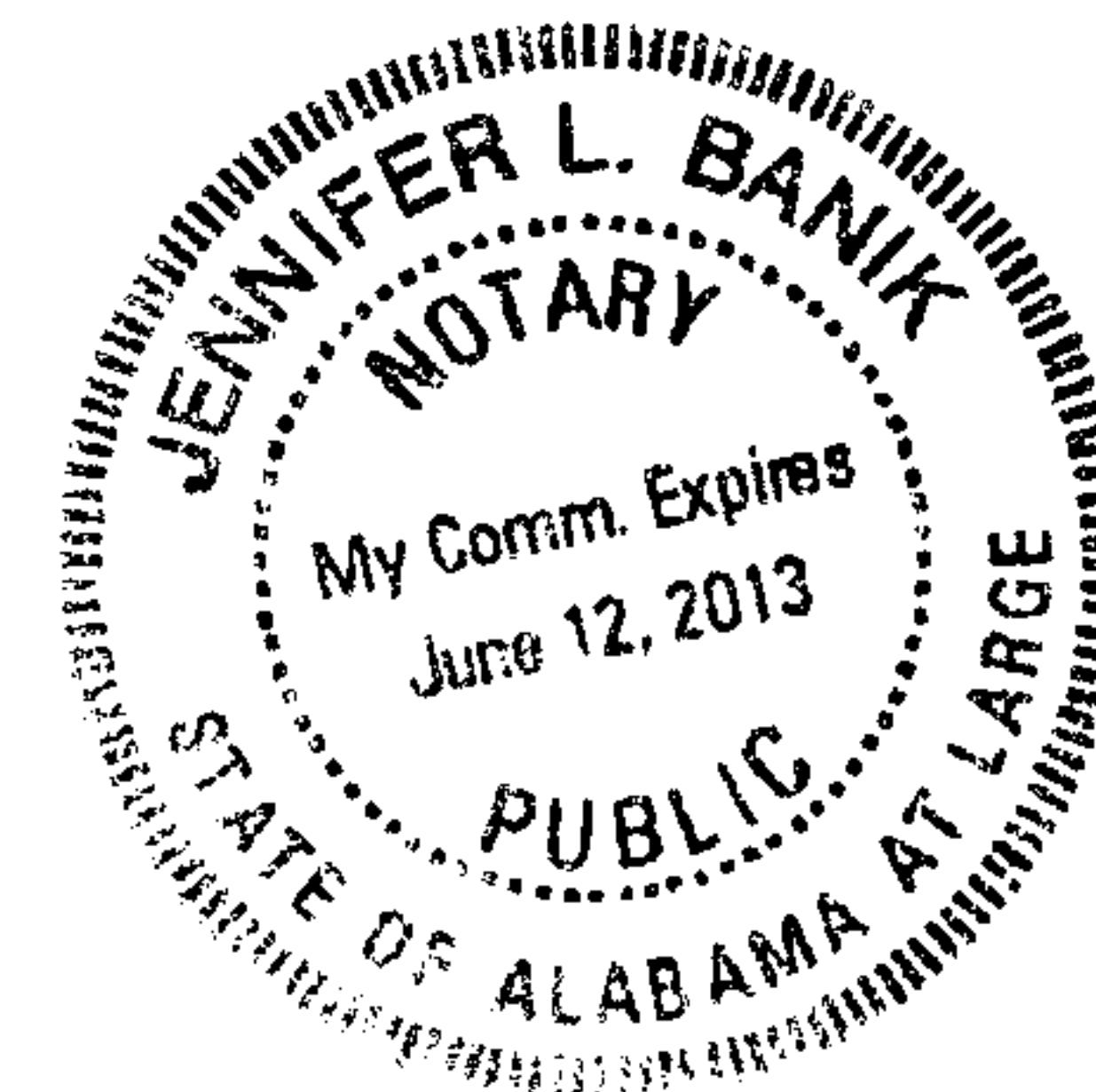
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tim W. Cobb, an unmarried man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 29th day of March, 2013

(Notary Seal)



Notary Public
Print Name:
Commission Expires:



20130408000145330 2/3 \$21.50
Shelby Cnty Judge of Probate, AL
04/08/2013 02:41:50 PM FILED/CERT

20130408000145330 3/3 \$21.50
Shelby Cnty Judge of Probate, AL
04/08/2013 02:41:50 PM 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 Tim W Cobl Grantee's Name Maggi L Eades
Mailing Address 1100 Hidden Creek Cove Mailing Address _____
Pellham AL 35124

Property Address 1100 Hidden Creek Cove Date of Sale 3-29-13
Pellham AL 35124 Total Purchase Price \$ 110,000

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 - 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 3-29-13 Print Jennifer Banik

Unattested _____ Sign _____
(verified by) _____ (Grantor/Grantee/Owner/Agent) circle one