

**THIS INSTRUMENT PREPARED BY:**

George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242


**SEND TAX NOTICE TO:**

JOHN MITCHELL  
3 LANCASTER CIRCLE  
SHOAL CREEK, ALABAMA 35242

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

  
20130411000150330 1/2 \$114.00  
Shelby Cnty Judge of Probate, AL  
04/11/2013 03:05:29 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Ninety Nine Thousand and 00/100 Dollars (\$99,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, THOMPSON REALTY CO., INC., an Alabama corporation (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto JOHN MITCHELL (herein referred to as "Grantee"), all of its right, title, and interest in the following described real estate, situated in SHELBY, Alabama, to wit:

LOT 56, ACCORDING TO THE SURVEY OF SHOAL CREEK, AS RECORDED IN MAP BOOK 6, PAGE 150 IN THE PROBATE OFFICE 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.

And the Grantor does for itself, its successors and assigns covenant with the said Grantee, and his assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted 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 said Grantee, and his assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor by GEORGE THOMPSON, as President of Thompson Realty Co., Inc., an Alabama corporation who is authorized to execute this conveyance has hereunto sets its signature and seal, this 1<sup>st</sup> day of APRIL, 2013.

**THOMPSON REALTY CO., INC.**

By: 

**GEORGE THOMPSON, PRESIDENT**

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that GEORGE THOMPSON, whose name as President of THOMPSON REALTY CO., INC., an Alabama corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 1<sup>st</sup> day of APRIL, 2013.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/21/2014

Shelby County, AL 04/11/2013  
State of Alabama  
Deed Tax: \$99.00

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

Grantor's Name Thompson Realty Co, Inc  
Mailing Address c/o George Vaughn  
300 Lathrop Park Circle SE  
Durango AL 35244

Grantee's Name John Mitchell  
Mailing Address 3 Lancaster Circle  
Shoal Creek, AL 35244

Property Address Lot 56 - Shoal Creek

Date of Sale 4/1/2013  
Total Purchase Price \$ 99,000  
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  
☐ 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.

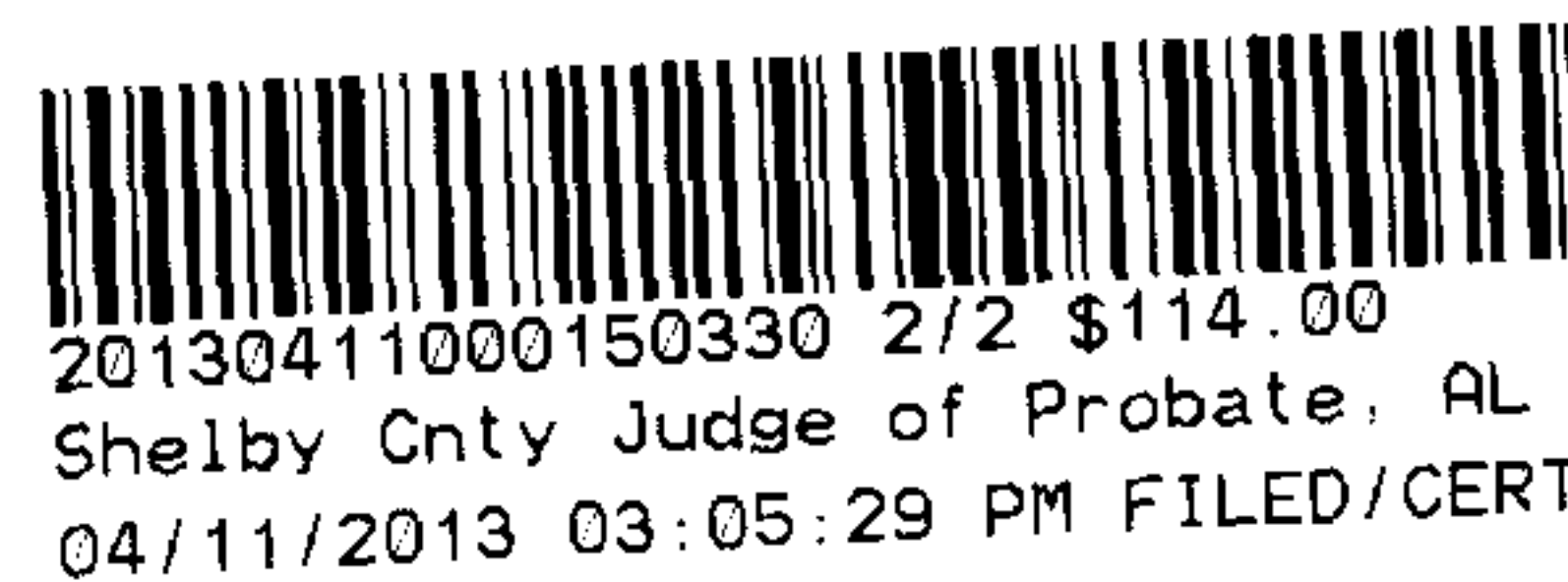
### Instructions

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

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 4/1/2013

Print \_\_\_\_\_

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one