

Instrument Prepared by:
L. Brooks Burdette
Without opinion
The Burdette Law Firm, P.C.
113 Glenn Ave
Trussville, AL 35173

Send Tax Notice to:
Carmon H McConathy
714 Olde Towne Cir.
Alabaster, AL 35007

CORPORATION FORM WARRANTY DEED

20130424000165830 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
04/24/2013 09:56:00 AM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of the sum of **Ten Dollars and Zero Cents (\$10.00)**, **National Bank of Commerce of Birmingham, now doing business as PNC Bank N.A.** (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Carmon H. McConathy** (herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Map and Survey of Olde Towne Forest - Second Addition, as recorded in Map Book 12, Page 85, in the Probate Office of Shelby County, Alabama.

Subject to easements, reservations, covenants, agreements, and mineral exceptions, if any, of record.

This instrument was prepared to perfect title.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, their heirs and assigns, that is lawfully seized in fee simple of said premises, except as above noted, that at the time of delivery of Deed, the premises were free from all encumbrances, that it will warrant and defend the same to the said GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Assistant Vice President, **Bob Strunk** who is authorized to execute this conveyance, has with full authority hereto set its signature and seal, this the 28 Day of March, 2013.

(SEAL)

PNC Bank N.A.

(SEAL)

By:
Its:

Bob Strunk

(SEAL)

(SEAL)

STATE OF

}

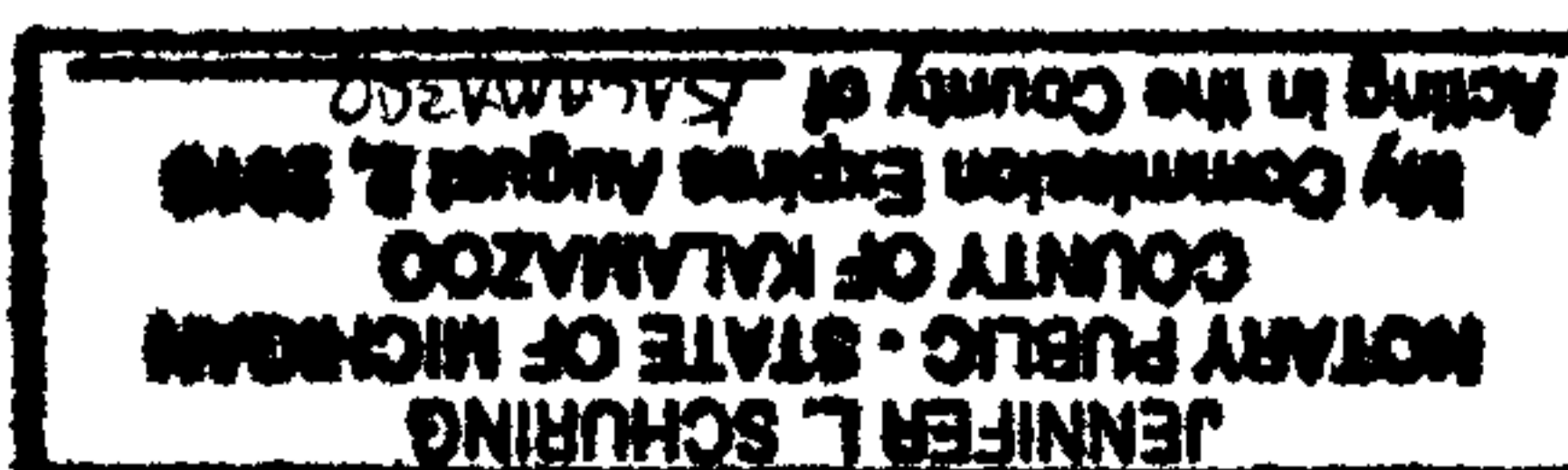
General Acknowledgment

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BOB STRUNK whose name as ASSISTANT VICE PRESIDENT of PNC Bank N.A. 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/she/they 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 the 28 Day of MARCH, 2013.

Jennifer L. Schuring
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name	<u>PNC Bank N.A.</u>	Grantee's Name	<u>Carmon Hall McConathy</u>
Mailing Address	<u>3232 Newmark Dr</u> <u>Miamisburg OH 45342</u> <u>-35007</u>	Mailing Address	<u>714 Olde Towne Circle</u> <u>Alabaster, Alabama 35007</u>
Property Address	<u>714 Olde Towne Circle</u> <u>Alabaster, Alabama 35007</u>	Date of Sale	<u>March 29, 2013</u>
		Total Purchase Price	_____
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Deed to Perfect title</u>
<input type="checkbox"/> 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 of 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 April 04, 2013

Print Kathleen Beaves

☐ Unattested

Sign Kathleen Beaves
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



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Form RT-1