


Send tax notice to:

DUANE A. PINKSTON
2025 NARROWS POINT COVE
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2013127


20130506000186870 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
05/06/2013 03:31:16 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Nine Thousand and 00/100 Dollars (\$179,000.00) in hand paid to the undersigned, RICHARD SHUNNARAH, and wife, LINDA SHUNNARAH (hereinafter referred to as "Grantors") by DUANE A. PINKSTON and TINA L. PINKSTON (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 84, ACCORDING TO THE FINAL PLAT OF NARROWS POINT - PHASE 4, AS RECORDED IN MAP BOOK 31, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

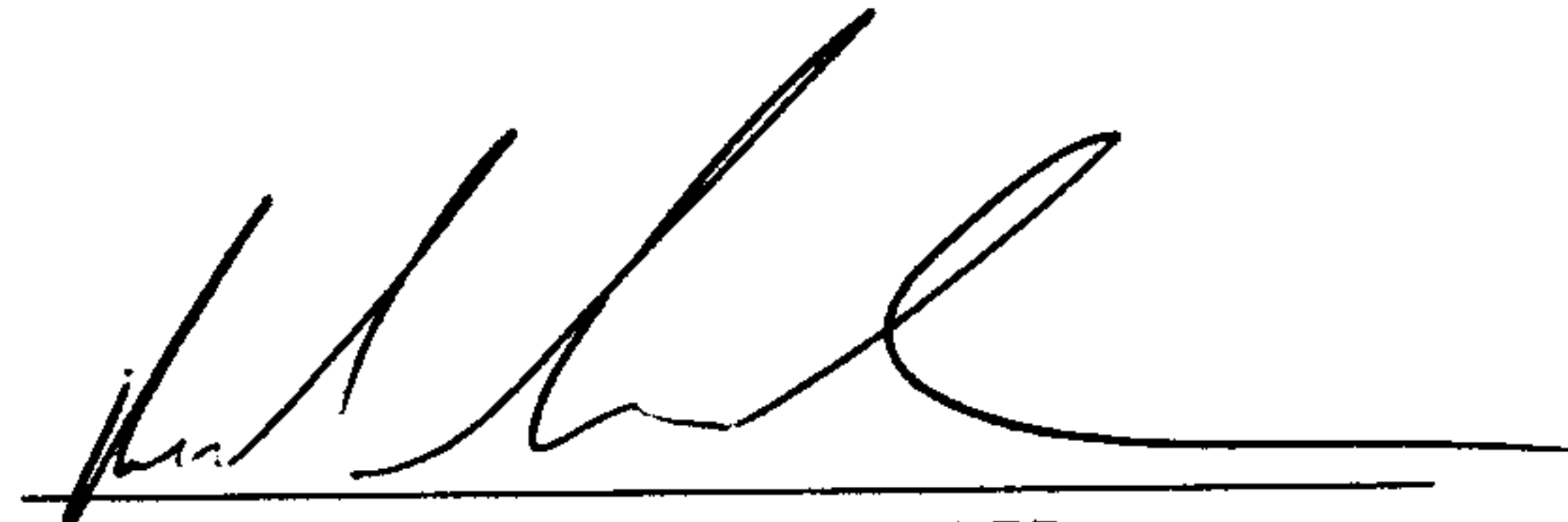
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. SUCH STATE OF FACTS AS SHOWN ON THE FINAL PLAT OF NARROWS POINT - PHASE 4, AS RECORDED IN MAP BOOK 31, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. THE EASEMENTS, RESTRICTIONS, COVENANTS, AGREEMENTS AND ALL OTHER TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED
4. IN INSTRUMENT NO. 2000-9755; INSTRUMENT NO. 2000-17136; INSTRUMENT NO. 2000-36696; INSTRUMENT NO. 2001-38238; INSTRUMENT NO. 20020905000424180; INSTRUMENT NO. 20021017000508250 AND INSTRUMENT NO. 20030716000450980.
5. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 109, PAGE 70; DEED BOOK 145, PAGE 22; DEED BOOK 103, PAGE 154; DEED BOOK 123, PAGE 420 AND DEED BOOK 102 PAGE 181.
6. EASEMENT TO ALABAMA GAS CORPORATION AS RECORDED IN INSTRUMENT NO. 2000-1818, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 20031229000827900, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$170,050.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 05/06/2013
State of Alabama
Deed Tax: \$9.00

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 27th day of March, 2013.

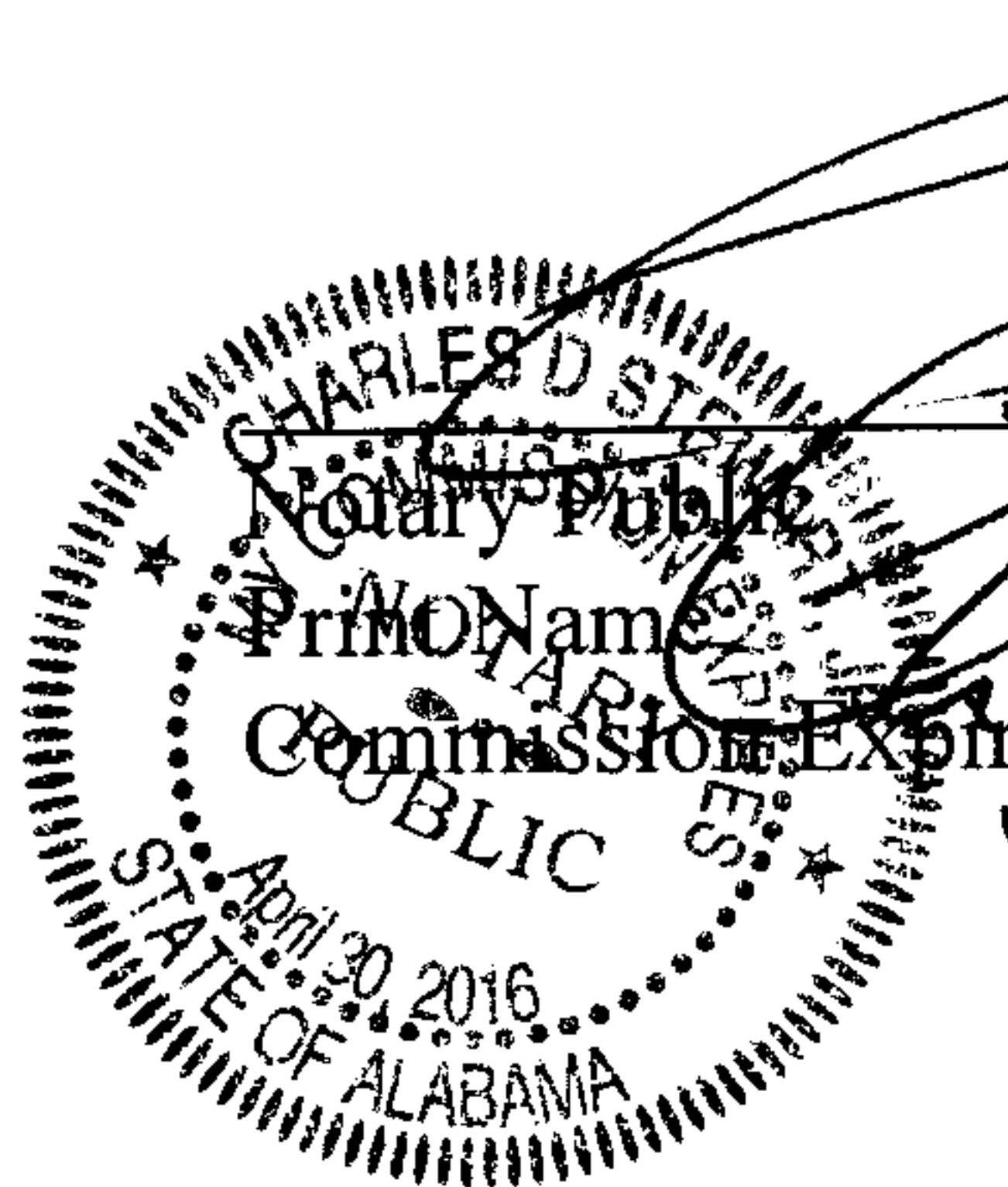

RICHARD SHUNNARAH


LINDA SHUNNARAH

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD SHUNNARAH AND LINDA SHUNNARAH, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of March, 2013.


Charles D Stewart
C-30-16



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Real Estate Sales Validation Form

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

Grantor's Name Richard Shumaker
Mailing Address 413 Veilard Drive
B'ham AL 35216

Grantee's Name Quane Pinkston
Mailing Address 2025 Narrows Point
Birmingham, AL 35242

Property Address 2025 Narrows Point
Birmingham
AL 35242

Date of Sale 3-27-13

Total Purchase Price \$ 179,000.

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, 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 3/27/13

Print

Quane Pinkston

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

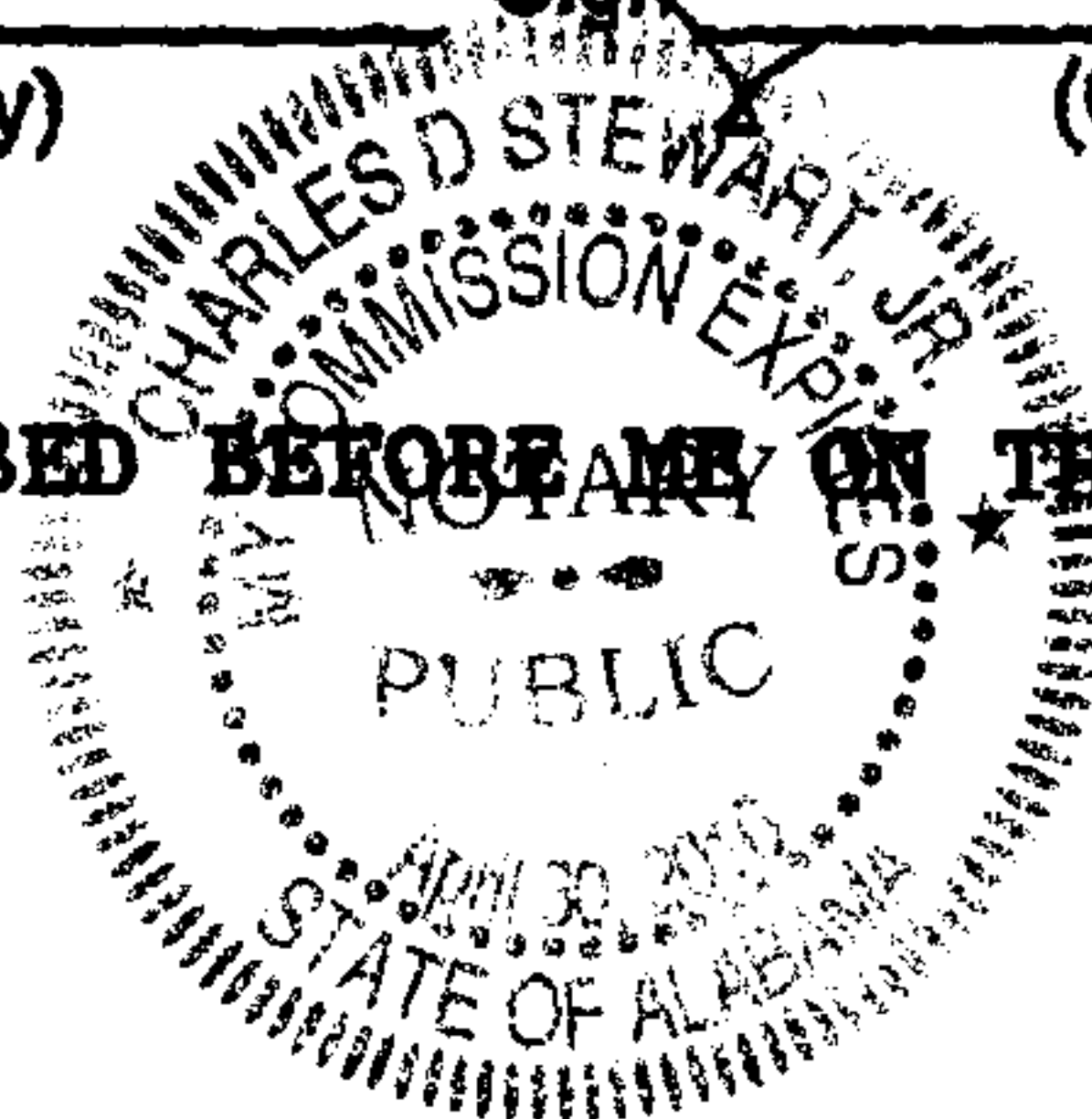
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS

27 DAY OF March

20 13.



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NOTARY PUBLIC

Form RT-1