

Send tax notice to:

Daniel Flynn
309 Grande View Trail
Maylene, AL 35114-6080

This instrument prepared by:

Meredith R. Logan

P.O. Box 122

Fultondale, Alabama 35068

STATE OF ALABAMA
COUNTY OF SHELBY



20130606000230940 1/3 \$134.50
Shelby Cnty Judge of Probate, AL
06/06/2013 11:17:34 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and 00/100 Dollars (\$10.00) in hand paid to the undersigned, **MONICA HAWK, a single woman** (hereinafter referred to as "Grantor") by, **DANIEL P. FLYNN** (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 417, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, 4TH ADDITION, AS RECORDED IN MAP BOOK 21, PAGE 100 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.

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

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

TO HAVE AND TO HOLD to Grantee, its assigns, administrators and successors forever.

Shelby County, AL 06/06/2013
State of Alabama
Deed Tax: \$116.50

IN WITNESS WHEREOF, Grantor has set his signature and seal on this the 22nd day of April, 2013.

Monica Hawk
MONICA HAWK

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MONICA HAWK, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of April, 2013.



Meredith R. Logan
Notary Public
Print Name: Meredith R. Logan
Commission Expires: 4/14/2015

20130606000230940 2/3 \$134.50
Shelby Cnty Judge of Probate, AL
06/06/2013 11:17:34 AM 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 Monica Hawk
Mailing Address 279 Victoria St
Maylene, AL 35114-5406

Grantee's Name Daniel P. Flynn
Mailing Address 309 Grande View Trail
Maylene, AL 35114

Property Address 309 Grande View Trail
Maylene, AL 35114

Date of Sale 4/22/13
Total Purchase Price \$ _____
or
Actual Value \$233,000 1/2 \$116,500
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 4/23/13

Unattested _____
(verified by)

Print Meredith B. Logan
Sign Meredith B. Logan
(Grantor/Grantee/Owner/Agent) circle one

