


Send tax notice to:

TIMOTHY L. HARRIS
504 SEVEN OAKS PARK
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

2013283


20130708000276210 1/3 \$75.00
Shelby Cnty Judge of Probate, AL
07/08/2013 02:19:29 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-Two Thousand Nine Hundred and 00/100 Dollars (\$282,900.00) in hand paid to the undersigned, JOHN W. BUTTRAM and MARISA H. BUTTRAM, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by TIMOTHY L. HARRIS and RACHEL H. HARRIS (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 23, ACCORDING TO THE SURVEY OF THE GLEN AT GREYSTONE, SECTOR THREE, AS RECORDED IN MAP BOOK 16, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Shelby County, AL 07/08/2013
State of Alabama
Deed Tax: \$57.00

SUBJECT TO:

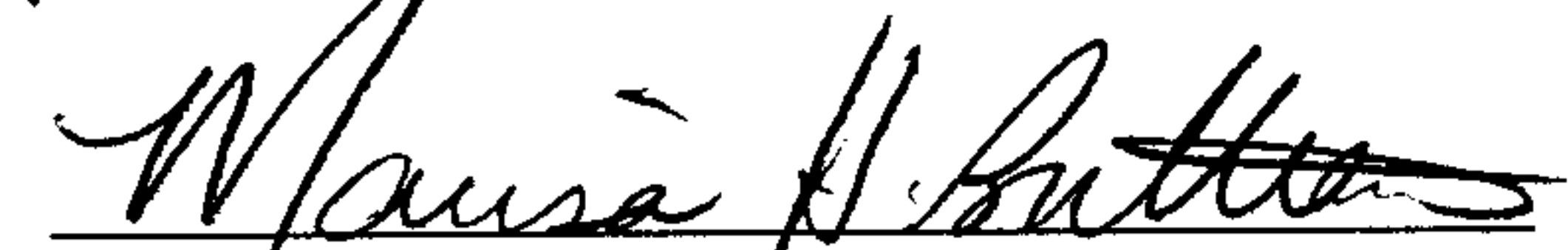
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF SUCH RIGHTS.
3. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF THE GLEN AT GREYSTONE, SECTOR THREE, AS RECORDED IN MAP BOOK 16, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BIENG SITUATED IN SHELBY COUNTY, ALABAMA.
4. SUCH STATE OF FACTS AS SHOWN OR SET OUT ON RECORDED PLAT IN MAP BOOK 16, PAGE 79.
5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN REAL 265, PAGE 96; INSTRUMENT NO. 1992-10301, INSTRUMENT NO. 2004-27130, REAL 348 PAGE 873 AND REAL 380 PAGE 635 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. AGEEMENT WITH SHELBY COUNTY CABLE IN REAL 350 PAGE 545.
7. AGREEMENT REGARDING HUGH DANIEL DRIVE IN REAL 346 PAGE 848, REAL 380 PAGE 639 AND VOLUME 301 PAGE 799.

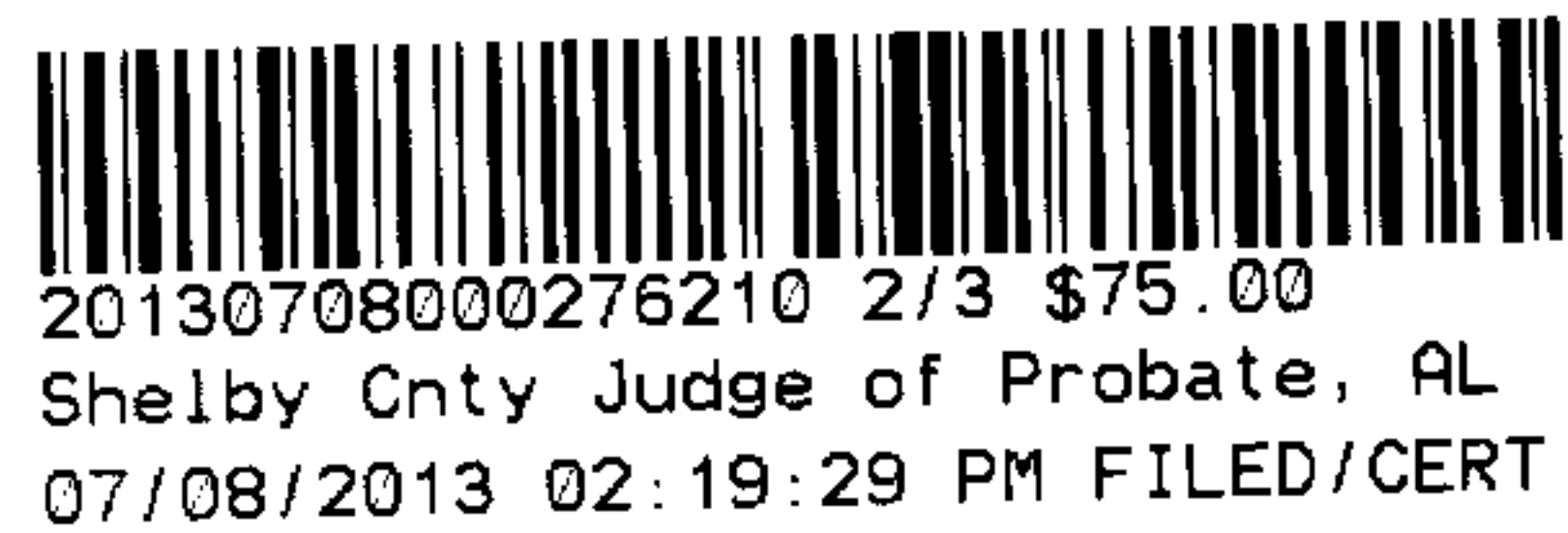
\$226,320.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 13th day of June, 2013.


JOHN W. BUTTRAM


MARISA H. BUTTRAM



STATE OF ALABAMA
COUNTY OF SHELBY

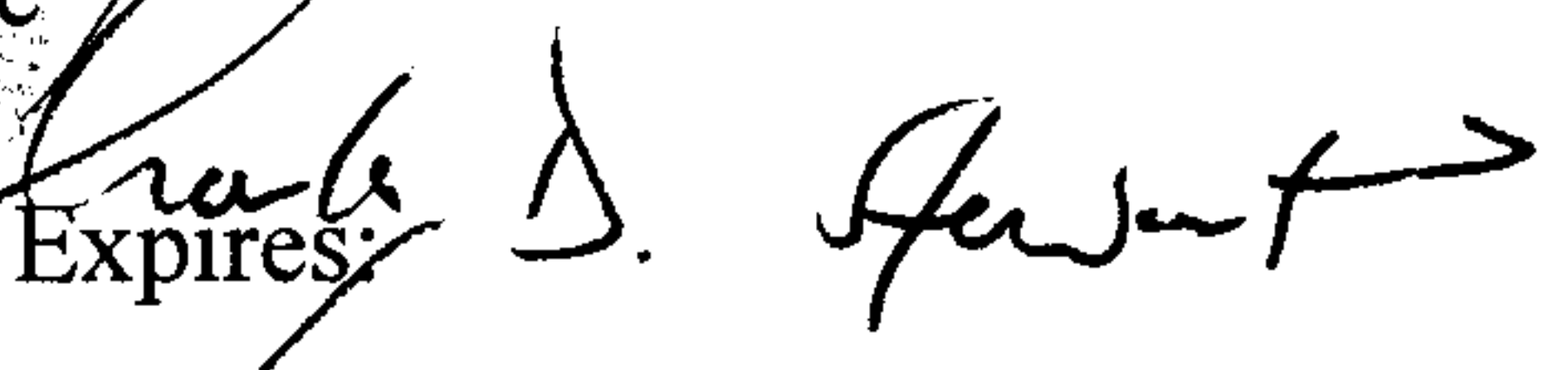
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN W. BUTTRAM and MARISA H. BUTTRAM, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument,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

Given under my hand and official seal this the 13th day of June, 2013..


Notary Public

Print Name:

Commission Expires:


4-30-16

Real Estate Sales Validation Form

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

Grantor's Name John W. Boltran
Mailing Address Marisa H. Boltran
4045 McIntosh Way
Birmingham 35242

Grantee's Name Timothy L. Harris
Mailing Address Rachel H. Harris
504 Seven Oaks Park
Birmingham 35242

Property Address 504 Seven Oaks Park
Birmingham 35242

Date of Sale 6-13-13
Total Purchase Price \$ 282,900

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 6-13-13

Print Timothy L. Harris

Unattested

Sign Timothy L. Harris

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 13 DAY OF June, 2013.

COUNTY OF SHELBY

NOTARY PUBLIC

20130708000276210 3/3 \$75.00
Shelby Cnty Judge of Probate, AL
07/08/2013 02:19:29 PM FILED/CERT