

130604
This Instrument was Prepared by:
Shannon E. Price
P. O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Joel B. McGukin
4921 Mountain View Parkway
Birmingham, AL 35244

WARRANTY DEED



20130711000283180 1/4 \$180.50
Shelby Cnty Judge of Probate, AL
07/11/2013 11:27:25 AM FILED/CERT

State of Alabama

} Know All Men by These Presents.

Shelby County

That in consideration of the sum of **One Hundred Fifty Nine Thousand Five Hundred Dollars and No Cents (\$159,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Charles Harman and Linda Harman, husband and wife, whose mailing address is 1469 SECRETARIAT DR, HELENA, AL 35080**, AL (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Joel B. McGukin, an unmarried man, whose mailing address is 4921 Mountain View Parkway, Birmingham, AL 35244** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 4921 Mountain View Parkway, Birmingham, AL 35244**; to wit;

LOT 5, BLOCK 1, ACCORDING TO THE SURVEY OF GROSS' ADDITION TO ALTADENA SOUTH, 1ST PHASE, 1ST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2013 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 5, Page 122.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

50' building setback line from Mountain View Parkway as shown on recorded Map Book 5, Page 122.

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 the exercise of such rights as recorded in Deed Book 6, Page 358.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc. Book 3, Page 817 in the Probate Office of Shelby County, Alabama.

Right of Way to Alabama Power Company as recorded in Deed Book 102, Page 62; Deed Book 187, Page 377..

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of June, 2013.

Shelby County, AL 07/11/2013
State of Alabama
Deed Tax: \$159.50

CH LH by CH

Charles Harman
Charles Harman

Linda Harman by Charles Harman AIF
Linda Harman, By: Charles Harman, Attorney in Fact

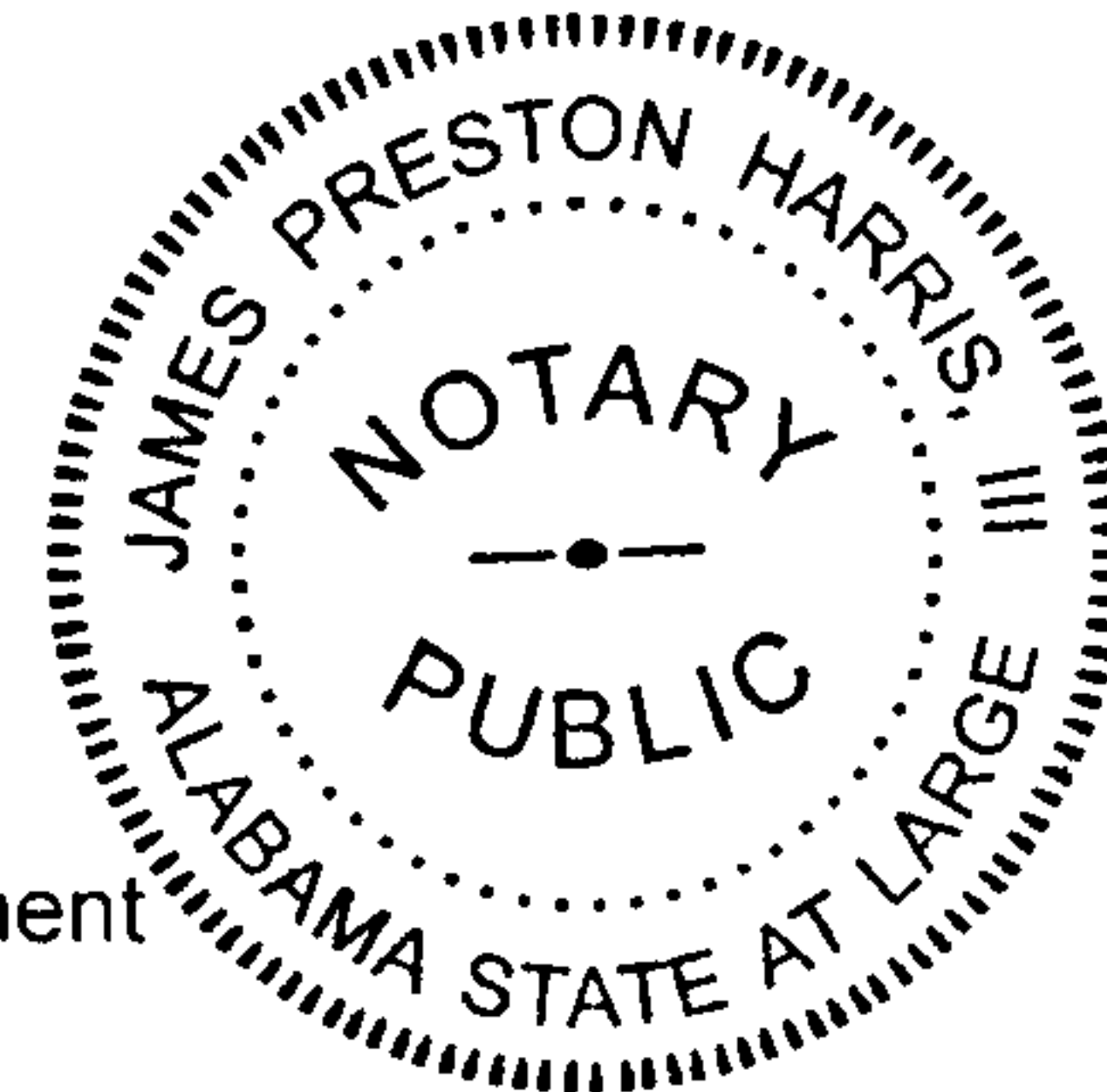
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Charles Harman whose name as Attorney in Fact for Linda Harman, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on June 21, 2013.

James Preston Harris
Notary Public

My commission expires: 4/6/2014



State of Alabama

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General Acknowledgment

Jefferson County

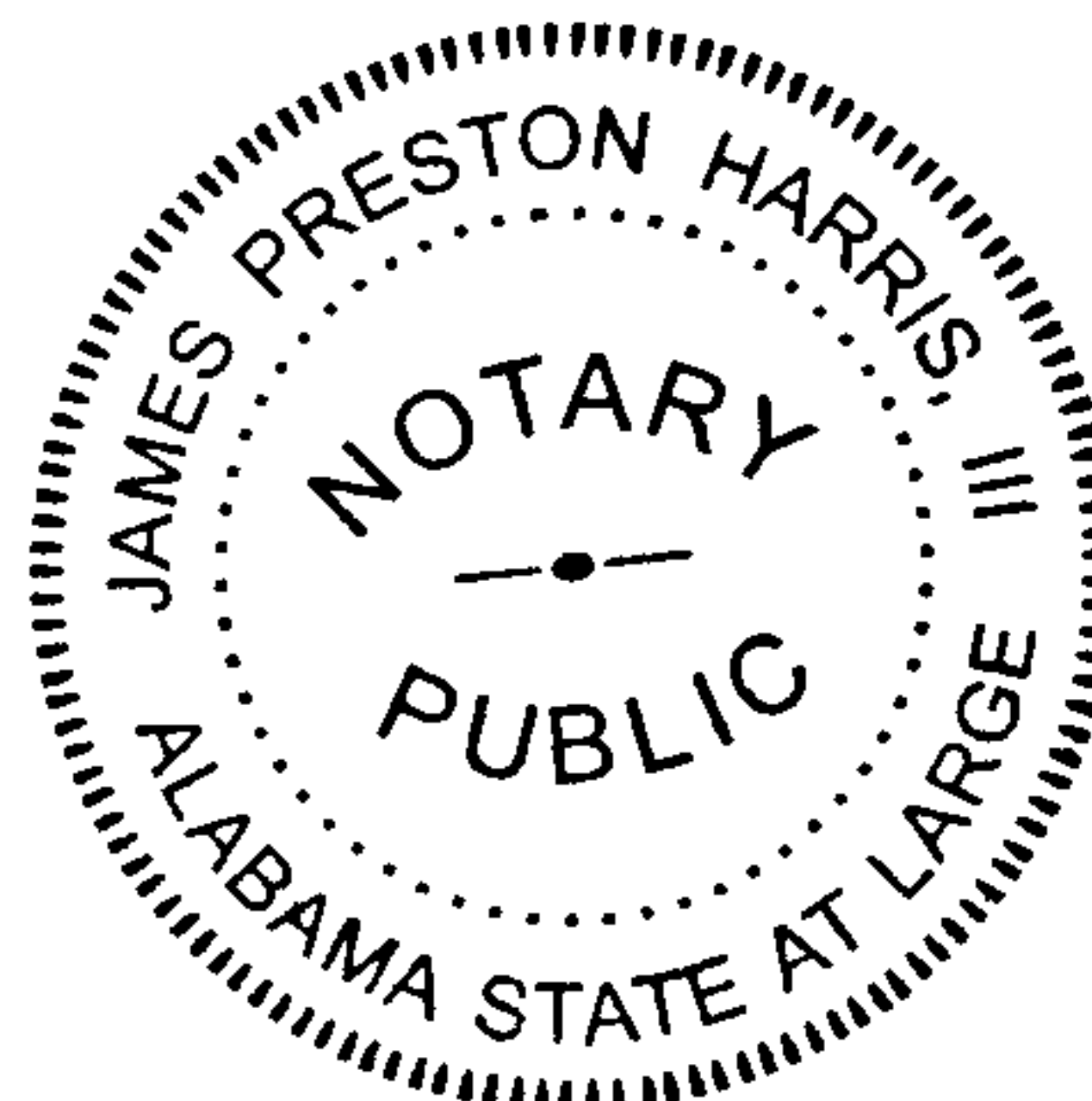
I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Charles Harman, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal, this the 21st day of June, 2013.

James Preston Harris
Notary Public, State of Alabama
the undersigned authority

Printed Name of Notary

My Commission Expires: 4/6/2014




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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 Charles Harman
Linda Harman, By: Charles Harman,
Attorney in Fact

Mailing Address _____

Alabama _____

Grantee's Name Joel B. McGukin

Mailing Address 4921 Mountain View Parkway

Birmingham, Alabama 35244

Property Address 4921 Mountain View Parkway
Birmingham, Alabama 35244

Date of Sale June 27, 2013
Total Purchase Price \$159,500.00

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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<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).

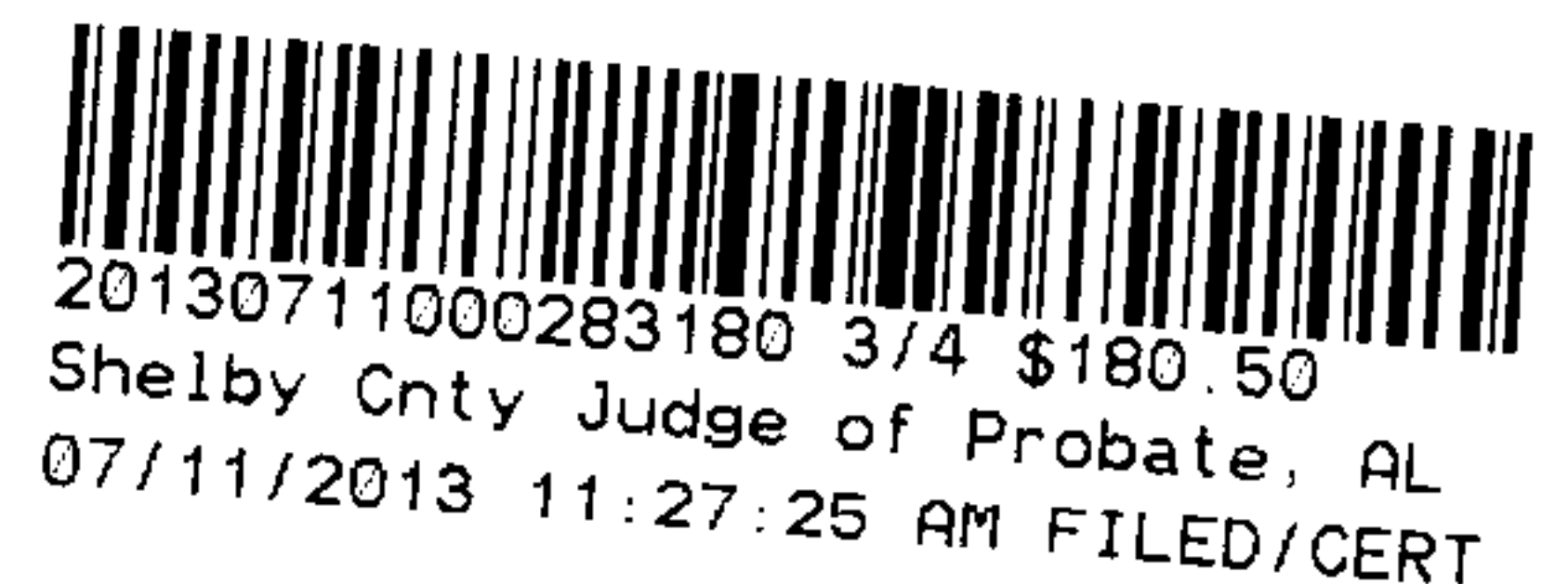
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date June 20, 2013

Unattested

Print Charles Harman

Sign *Charles Harman*



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

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