

Document Prepared By:  
Shannon R. Crull, P. C.  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
Grace Tapley  
210 Hidden Cove Circle  
Pelham, AL 35124

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA** }  
**COUNTY OF SHELBY** }      **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **One Hundred Five Thousand and Eight Hundred Eighty and NO/100 Dollars (\$105,880.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

**Enas Najeh Masaeid n/k/a Jordan Hosey, a married woman**

(herein referred to as Grantor), grants, bargains, sells and conveys unto

**Janet Grace Tapley**

(herein referred to as **Grantee**, the following described real estate, situated in Shelby County, Alabama to wit:

**LOT 35A, ACCORDING TO A RESURVEY OF LOTS 34 AND 35 HIDDEN CREEK TOWNHOMES PHASE II, AS RECORDED IN MAP BOOK 28, PAGE 74, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights not owned by the grantors and current taxes due.

**\$105,555.43** of the above consideration was secured by and through a mortgage assumption closed and recorded herewith.

This property does not constitute the homestead of the grantor nor that of her spouse.

TO HAVE AND HOLD to the said Grantee, together with every contingent remainder and right of reversion.

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

  
20130718000291350 1/3 \$124.00  
Shelby Cnty Judge of Probate, AL  
07/18/2013 09:39:14 AM FILED/CERT

Shelby County, AL 07/18/2013  
State of Alabama  
Deed Tax: \$106.00

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal on the dates stated in the Notary Acknowledgment, however the same shall not be effective until the 28<sup>th</sup> day of June, 2013.

Enas Najeh Masaeid n/k/a Jordan Hosey (SEAL)  
Enas Najeh Masaeid n/k/a Jordan Hosey

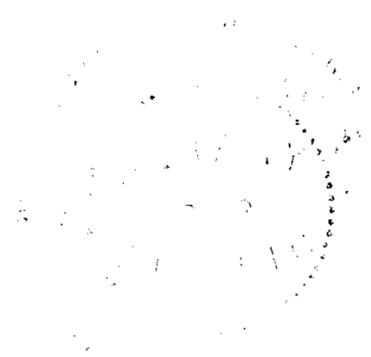
STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Enas Najeh Masaeid n/k/a Jordan Hosey**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of June, 2013.

Notary Seal

[Signature]  
Notary Public:  
My commission expires: 8/22/14



20130718000291350 2/3 \$124.00  
Shelby Cnty Judge of Probate, AL  
07/18/2013 09:39:14 AM FILED/CERT

Real Estate Sales Validation Form

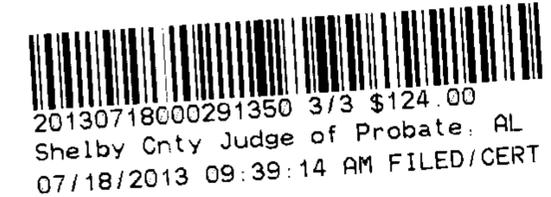
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jordan Hosey
Mailing Address 128 Walking Horse Trace
Alabaster, AL 35007

Grantee's Name Grace Tapley
Mailing Address 210 Hidden Cove Circle
Pelham, AL 35124

Property Address 210 Hidden Cove Circle
Pelham, AL 35124

Date of Sale 6/28/13
Total Purchase Price \$ 105,880.00



Actual Value \$
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 6/28/13

Print Amy Florine Cowley
Members Title, LLC
3009 Firefighter Lane
Birmingham, AL 35209
205.776.8800

Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

