

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Teresa McBeth-Smith
1005 Bridgewater Park Drive
Hoover, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

20130725000303400 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
07/25/2013 01:28:56 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Hundred Twenty Thousand Eight Hundred And No/100 Dollars (\$320,800.00) in hand paid by Teresa McBeth-Smith (hereinafter referred to as "GRANTEES") to Sproul Building Co., Inc., an Alabama Corporation (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEES, the following described real estate in **Shelby County, Alabama**, to wit:

Lot 2A, according to a Resurvey of Lots 1 through 12, Bridgewater Park, as recorded in Map Book 38, Page 43, in the Office of the Judge Probate of Shelby County, Alabama.

Three Hundred Twenty-Seven Thousand Six Hundred Ninety-Seven And No/100 Dollars (\$327,697.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2013 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

TO HAVE AND TO HOLD, to the said **GRANTEES** their heirs, personal representatives, transferees and assigns, forever, provided however, that **GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

IN WITNESS WHEREOF, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this July 19, 2013.

Sproul Building Co., Inc.

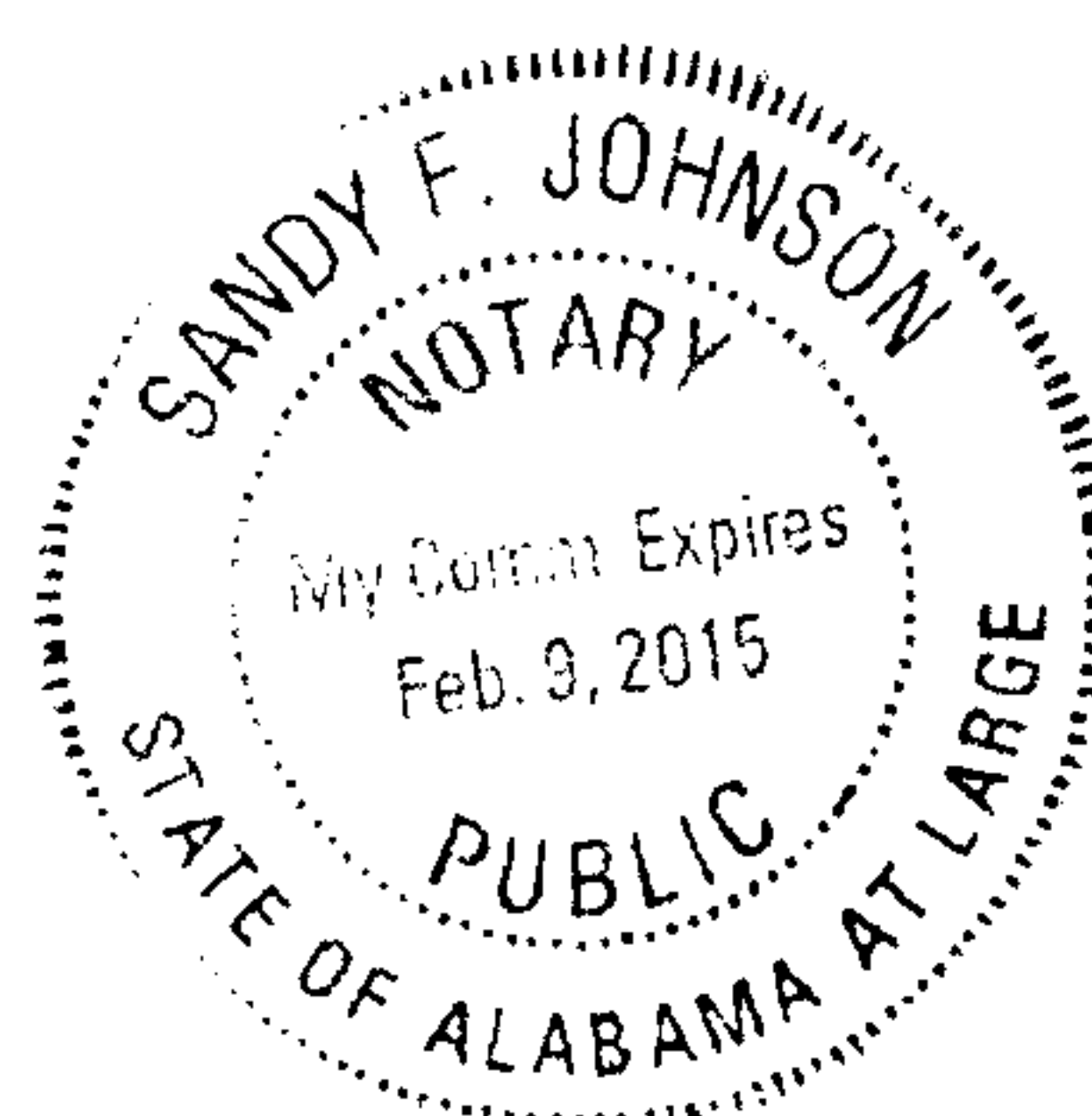
BY: 
R. G. Sproul, Jr., President

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that R. G. Sproul, Jr., whose name as President of Sproul Building Co., Inc., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such President and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal on the 19th day of July, 2013.


Notary Public
Commission Expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Sproul Building Co., Inc.
Mailing Address 1005 Bridgewater Park Drive
 Hoover, AL 35244

Grantee's Name Teresa McBeth-Smith
Mailing Address 1710 Sandy Ridge Way
 Birmingham, AL 35244

Property Address 1005 Bridgewater Park Drive
 Hoover, AL 35244

Date of Sale July 19, 2013
Total Purchase Price \$320,800.00
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)

☐ 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 - Sproul Building Co., Inc., 1005 Bridgewater Park Drive, Hoover, AL 35244.

Grantee's name and mailing address - Teresa McBeth-Smith, 1710 Sandy Ridge Way, Birmingham, AL 35244.

Property address - 1005 Bridgewater Park Drive, Hoover, AL 35244

Date of Sale - July 19, 2013.

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 with 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: July 19, 2013

Sign Halley Taylor
Agent


20130725000303400 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
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