

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
McGinnis Construction Co., Inc.
120 Summer Circle
Birmingham, AL 35242



Shelby Cnty Judge of Probate, AL
08/21/2013 02:39:21 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Thirty-Three Thousand and 00/100 (\$33,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Michael L. Ware, and wife, Tammy M. Ware**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **McGinnis Construction Co., Inc., an Alabama corporation**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 332, according to the Final Plat of Lakewood, Phase 3, as recorded in Map Book 36, Page 81, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2013 and subsequent years not yet due and payable until October 1, 2013. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 25th day of July, 2013.

Michael L. Ware

Tammy M. Ware

STATE OF FLORIDA)
COUNTY OF Lee)

NOTARY PUBLIC-STATE OF FLORIDA
J. Anderson
Commission # EE049513
Expires: DEC. 22, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michael L. Ware, and wife, Tammy M. Ware, 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of July, 2013.

NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
J. Anderson
Commission # EE049513
Expires: DEC. 22, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

J. Anderson

Pers. Known
to me -

Shelby County, AL 08/21/2013
State of Alabama
Deed Tax: \$33.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Real Estate Sales Validation Form

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

Grantor's Name Michael L. Ware
Tammy M. Ware
Mailing Address 3330 NW 23rd St.
Cape Coral, FL 33993

Grantee's Name McGinnis Construction Co.
Mailing Address 120 Summer Circle
Birmingham, AL 35242

Property Address 308 Creekside Cove
Columbiana, AL 35051

Date of Sale July 25, 2013
Total Purchase Price \$ 33,000.00

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 - 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 _____

Print Michael L. Ware and Tammy M. Ware

☐ Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1