


This instrument prepared by:  
John C. Barnes, Esq.  
P.O. Box 1381  
Bessemer, Alabama 35021

Send Tax Notice:  
Danny Banks  
2713 Corsair Drive  
Birmingham, AL 35244

**WARRANTY DEED**

  
20130906000364200 1/2 \$80.00  
Shelby Cnty Judge of Probate, AL  
09/06/2013 02:09:20 PM FILED/CERT

**STATE OF ALABAMA** )

**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of Two Hundred Fifty-Three Thousand Dollars (\$253,000.00), the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, Dave McCain, an unmarried man, grant, bargain, sell, and convey unto Danny Banks, a married man, its undivided interest in the following described commercial real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Yeager Center, as recorded in Map Book 14, at Page 33 in the Probate Office of Shelby County, Alabama.

Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants, terms, conditions and building set back lines of record.

This is commercial property and not the home place of the seller. The property is subject to a mortgage filed simultaneously herewith on the even date.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And it does for itself and for its heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and it will and its heirs, executors, and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, I, Dave McCain, have hereunto set my hand and seal on this the 6<sup>th</sup> day of September, 2013.

  
Dave McCain

**STATE OF ALABAMA** )

**SHELBY COUNTY** )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dave McCain, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the covenants of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6<sup>th</sup> day of September, 2013.

Shelby County, AL 09/06/2013  
State of Alabama  
Deed Tax: \$63.00

  
Notary Public

# Real Estate Sales Validation Form

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

Grantor's Name Dave McCain  
Mailing Address 3135 Pelham Parkway  
Pelham, AL 35124

Grantee's Name Danny Banks  
Mailing Address 2713 Corseair Drive  
Birmingham, AL 35244

Property Address 109 Yeager Circle  
Pelham, AL 35124

Date of Sale 9-6-13  
Total Purchase Price \$ 235,000.00

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



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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 9-6-13

Print DANNY BANKS

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one