


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

SEND TAX NOTICE TO:
Allen M. Spardling
1235 Country Club Circle
Hoover, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)


20131205000471570 1/3 \$96.00
Shelby Cnty Judge of Probate, AL
12/05/2013 12:23:11 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of

Three Hundred Seventy Nine Thousand and Nine Hundred Dollars and 00/100
(\$ 379,900.00*****) to the undersigned grantor in hand paid by the GRANTEE
herein, the receipt whereof is acknowledged,

Brookfield Relocation, Inc., a Colorado Corporation

(hereinafter grantor), does hereby grant, bargain, sell and convey unto

Allen M. Spradling and Tracy L. Spradling, as joint tenants with rights of
survivorship

(hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in
Shelby County, Alabama, to wit:

Lot 54 according to the Survey of Third Addition to Riverchase Country Club Residential Subdivision as
recorded in Map Book 7, Page 53, Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions
of record, and other matters which may be viewed by observation.

\$ 303,920.00***** of the consideration recited herein is from the proceeds of a purchase
money mortgage of even date herewith.

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.

Shelby County, AL 12/05/2013
State of Alabama
Deed Tax: \$76.00

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 2nd day of
December, 2013.

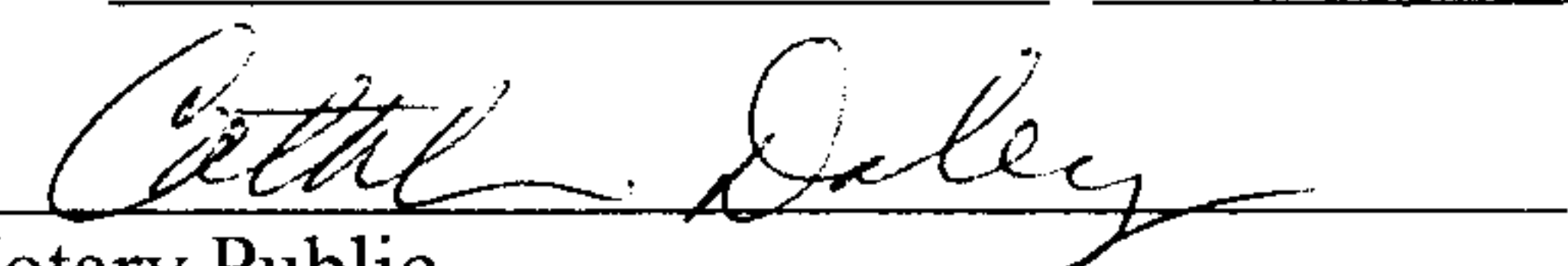
Brookfield Relocation, Inc.,
a Colorado Corporation

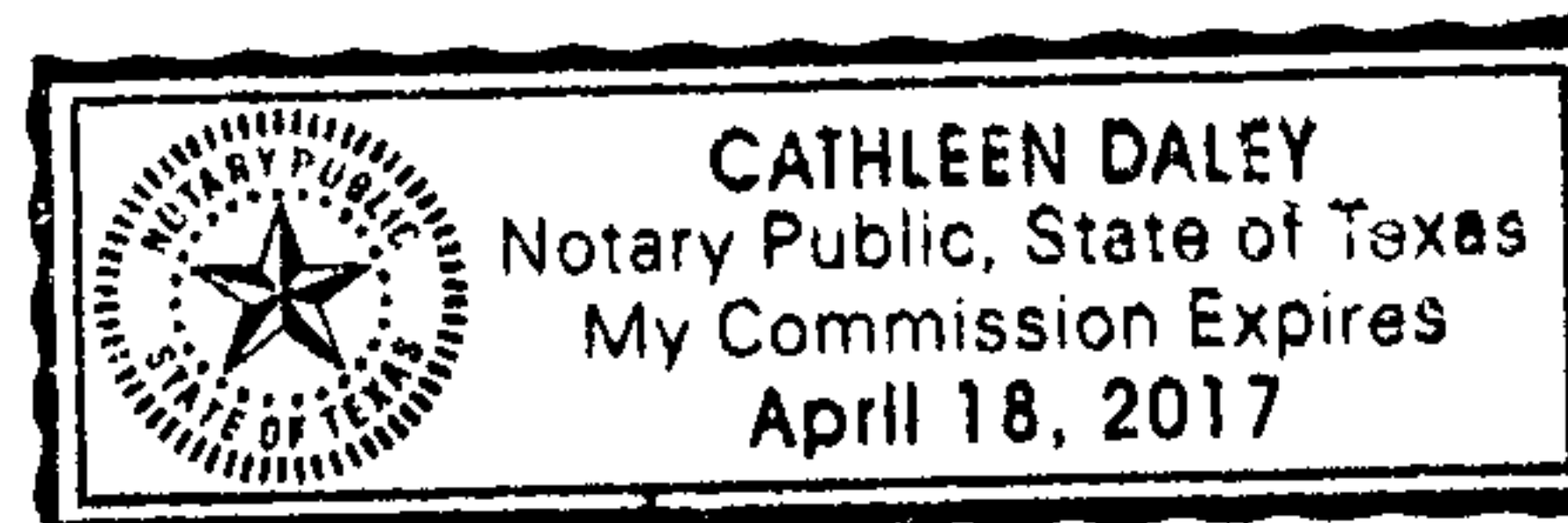

By: Miranda Mayahi
Its: Assistant Secretary

STATE OF Texas)
Harris COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Miranda Mayahi, whose name as Assistant Secretary of Brookfield Relocation, Inc., a Colorado Corporation, 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/she, as such _____, and with full authority, executed the same voluntarily for and as the act of Brookfield Relocation, Inc.

Given under my hand and official seal on the 21 day of November, 2013.


Notary Public
Commission Expires:



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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 Brookfield Relocation, Inc.

Grantee's Name Allen M. Spradling

Mailing Address 16260 North 71st Street
Scottsdale, AZ 85254

Mailing Address 809 Sweetgum Court
Birmingham, AL 35244

Property Address 1235 Country Club Circle
Hoover, AL 35244

Date of Sale December 2, 2013

Total Purchase Price \$379,900.00

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

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ 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 - Brookfield Relocation, Inc., 16260 North 71st Street, Scottsdale, AZ 85254.

Grantee's name and mailing address - Allen M. Spradling, 809 Sweetgum Court, Birmingham, AL 35244.

Property address - 1235 Country Club Circle, Hoover, AL 35244

Date of Sale - December 2, 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: December 2, 2013

Sign

Agent



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