

▸ This instrument was prepared by
Gilbert M. Sullivan, Jr.
Gilbert M. Sullivan, Jr. PC
4505 Pine Tree Circle, Ste 201
Birmingham, Alabama 35243
(205) 977-9900

SEND TAX NOTICE TO:
Jennifer Joy Seagle
Michael Steven Seagle
1032 Beaumont Avenue
Birmingham, AL 35242

WARRANTY DEED

\$301,000

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **\$10.00 (Ten Dollars and no/100 dollars)** and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **JENNIFER JOY SEAGLE, a married woman**, (formerly Jennifer Joy Stalvey) (herein referred to as "Grantor"), grants, bargains, sells and conveys unto **JENNIFER JOY SEAGLE and MICHAEL STEVEN SEAGLE, as Joint Tenants with Rights of Survivorship** (herein referred to as "Grantees") all of her rights, title and interest to the other, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 82, Beaumont Phase 5, as recorded in Map Book 39, Page 5, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes for 2013 and subsequent years, not yet due and payable
2. Mortgages, easements, covenants, agreements, restrictions, rights-of-way and any reservations of mineral rights of record, and any other matters of record in the Probate Office of Shelby County, Alabama

Parcel ID No. 10-1-01-0-001-165.000

This property is the homestead of the grantor and the grantees.

Jennifer Joy Stalvey and Jennifer Joy Seagle is one and the same person.

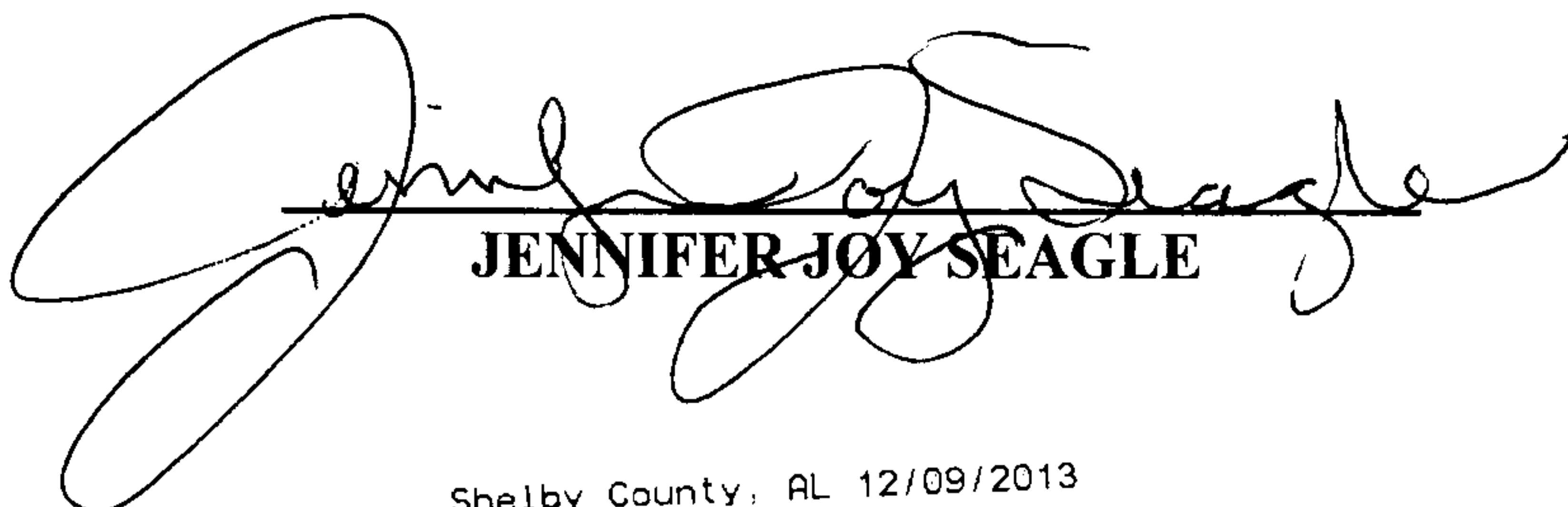
THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.


TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of June, 2013.

(SEAL)


JENNIFER JOY SEAGLE


20131209000474010 1/3 \$170.50
Shelby Cnty Judge of Probate, AL
12/09/2013 01:24:43 PM FILED/CERT


Shelby County, AL 12/09/2013
State of Alabama
Deed Tax: \$150.50

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

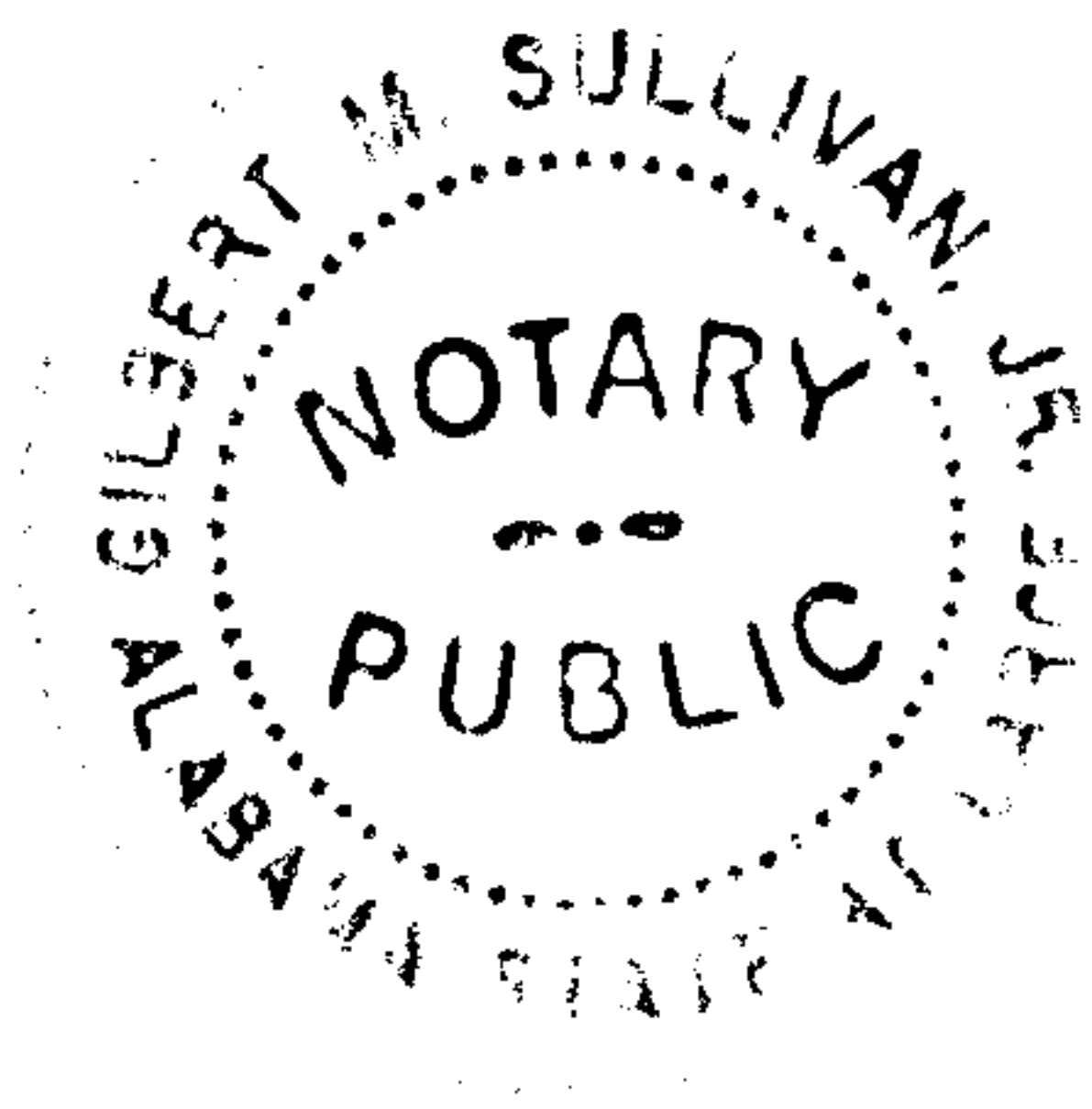
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JENNIFER JOY SEAGLE, a married woman**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.


Given under our hands and official seals this 27th day of June, 2013.



Notary Public

GILBERT M. SULLIVAN, JR.
Notary Public
State of Alabama
MY COMMISSION EXPIRES: JAN 25, 2017




20131209000474010 2/3 \$170.50
Shelby Cnty Judge of Probate, AL
12/09/2013 01:24:43 PM 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 JENNIFER JOY SEAGLE
Mailing Address 1032 BEAUMONT AVE.
BIRMINGHAM, AL 35242

Grantee's Name JENNIFER JOY SEAGLE
Mailing Address MICHAEL STEVEN SEAGLE
1032 BEAUMONT AVENUE
BIRMINGHAM, AL 35242

Property Address 1032 BEAUMONT AVENUE
BIRMINGHAM, AL ~~35242~~
35242

Date of Sale 6/27/13

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 30,000.00 1/2 value = 150,500.

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 TAX ASSESSOR'S RECORDS

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 6/27/13

Print JENNIFER JOY SEAGLE

Sign Jennifer Joy Seagle
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

