


This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Vestavia, Alabama 35243


20131219000485740 1/2 \$64.50
Shelby Cnty Judge of Probate, AL
12/19/2013 02:00:18 PM FILED/CERT

Send Tax Notice To:
Graham Travers
2404 Blue Bird Circle
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **Two Hundred Twenty-Two Thousand Five Hundred and 00/100 Dollars (\$222,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I,

Denise O. Young and f/k/a A. Denise Oliver and John Scott Oliver, Husband and Wife
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Graham Travers
(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Audubon Forest, as recorded in Map Book 8, Page 126, in the Probate Office of Shelby County, Alabama.

Denise O. Young is one and the same person as A. Denise Oliver, grantee in deed dated 9/17/2008 and filed 9/22/2008 in Instrument 20080922000374590.

Subject to: All Easements, Restrictions, covenants, conditions and Rights of Way of record.

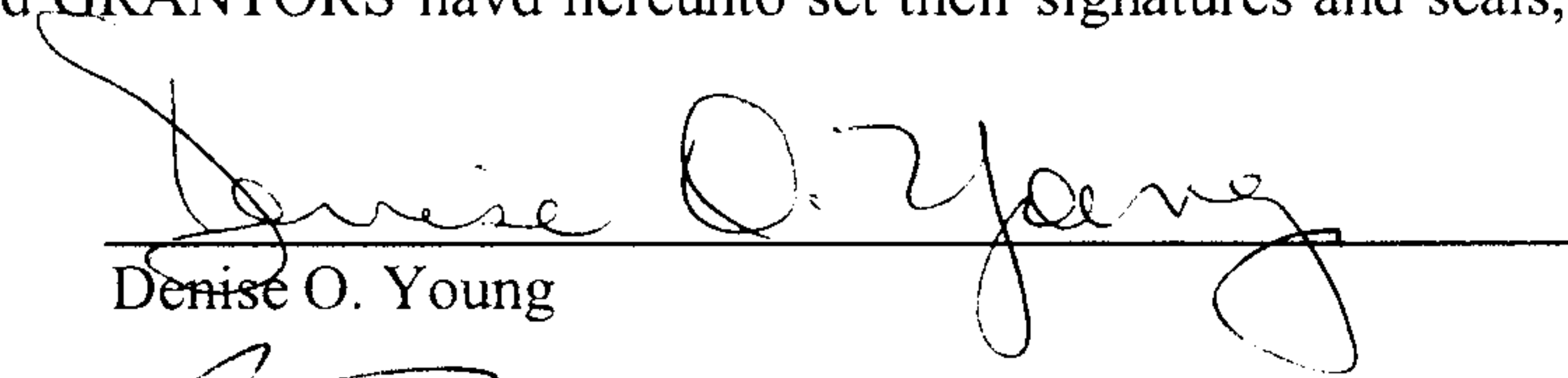
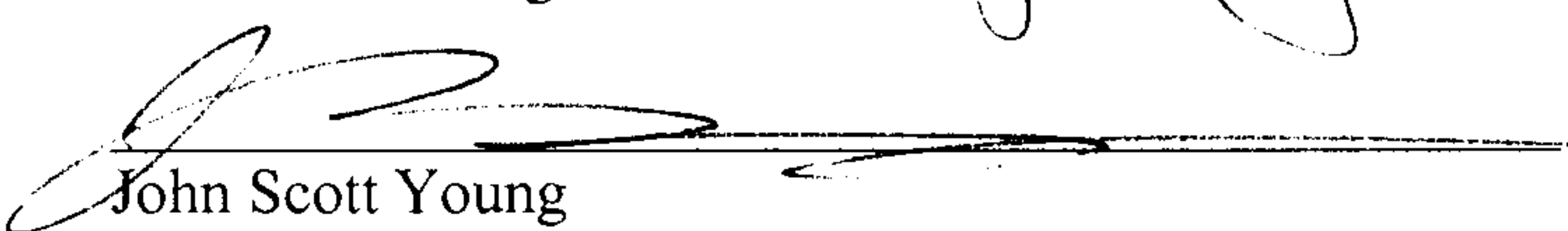
\$175,000.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

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

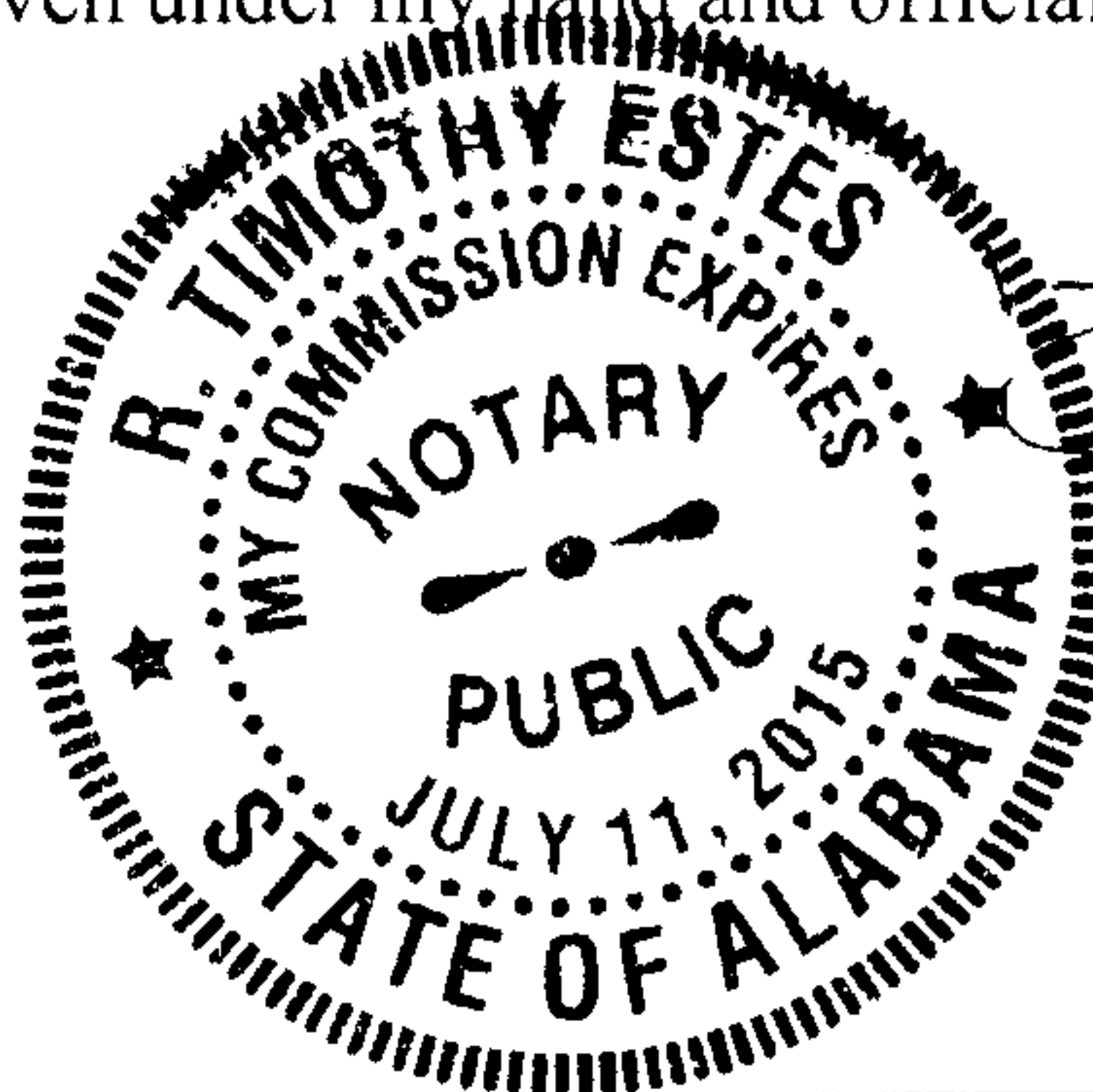

IN WITNESS WHEREOF, the said GRANTORS havd hereunto set their signatures and seals, this the 16th day of December, 2013.


Denise O. Young

John Scott Young

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Denise O. Young and John Scott Young, 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of December, 2013.



Notary Public
My Commission Expires: 7/11/15

Shelby County, AL 12/19/2013
State of Alabama
Deed Tax: \$47.50

Real Estate Sales Validation Form

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

Grantor's Name: Denise O. Young Grantee's Name: Graham Travers

Mailing Address: 2404 Blue Bird Circle Mailing Address: 2095 Slatham Road
Birmingham, AL 35244 Ashtville, AL 35953

Property Address: 2404 Blue Bird Circle
Birmingham, AL 35244

Date of Sale: 12/16/13 Total Purchase Price: \$ 222,500.00
OR Actual Value: \$ _____
OR Assessor's Value: \$ _____

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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, if available.

Date of Sale - the date on which interest to the property is 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 on 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 § 40-22-1 (h).


Date: 12-16-13

Print Name: Denise O. Young

Signature: Denise O. Young

☒ Grantor ☐ Grantee ☐ Owner ☐ Agent

☐ Unattested _____
(Verified by)


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