

Send tax notice to:

RICHARD TERRY PONDER  
2029 BRAE TRAIL  
BIRMINGHAM, AL, 35242

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2014040

**GENERAL WARRANTY DEED**

  
20140220000046220 1/3 \$39.50  
Shelby Cnty Judge of Probate, AL  
02/20/2014 09:10:14 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety Thousand and 00/100 Dollars (\$390,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, TRIPP B. FANCHER and AMY C. FANCHER, HUSBAND AND WIFE **whose mailing address is:** 5556 PARKVIEW CIRCLE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by RICHARD TERRY PONDER and CONNIE R. PONDER **whose mailing address is:** 2029 BRAE TRAIL, BIRMINGHAM, AL 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 8, ACCORDING TO THE SURVEY OF 2ND AMENDED PLAT OF AMENDED PLAT OF THE BRAE SECTOR OF GREYSTONE FARMS, AS RECORDED IN MAP BOOK 19, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. .

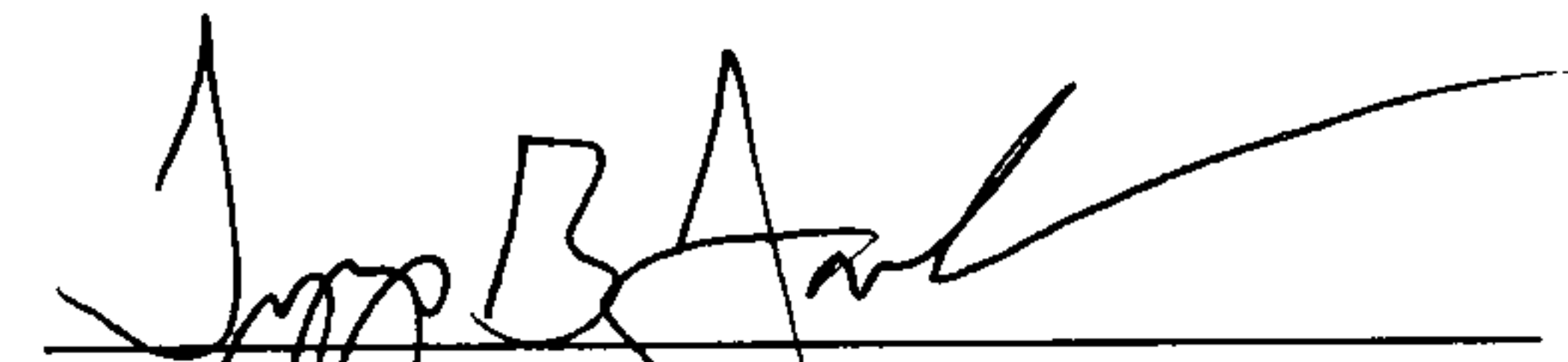
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. RIGHT OF WAY GRANTED TO THE WATER WORKS BOARD OF THE CITY OF BIRMINGHAM RECORDED IN INST. NO. 1993-20841 AND INST. NO. 1995-11637.
4. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN REAL VOLUME 265, PAGE 96, INST. NO. 1995-16403; INST. NO. 1994-22318; INST. NO. 1995-16401 AND INST. NO. 1995-01432.
5. SANITARY SEWER EASEMENT RECORDED IN INST. NO. 1995-04395.
6. GREYSTONE FARMS RECIPROCAL EASEMENT AGREEMENT RECORDED IN INST. NO. 1995-16400.
7. SHELBY CABLE AGREEMENT RECORDED IN REAL VOLUME 350, 545.
8. AGREEMENT FOR WATER SERVICE RECORDED IN REAL VOLUME 235, PAGE 574 AND INST. NO. 1992-20786.

\$370,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

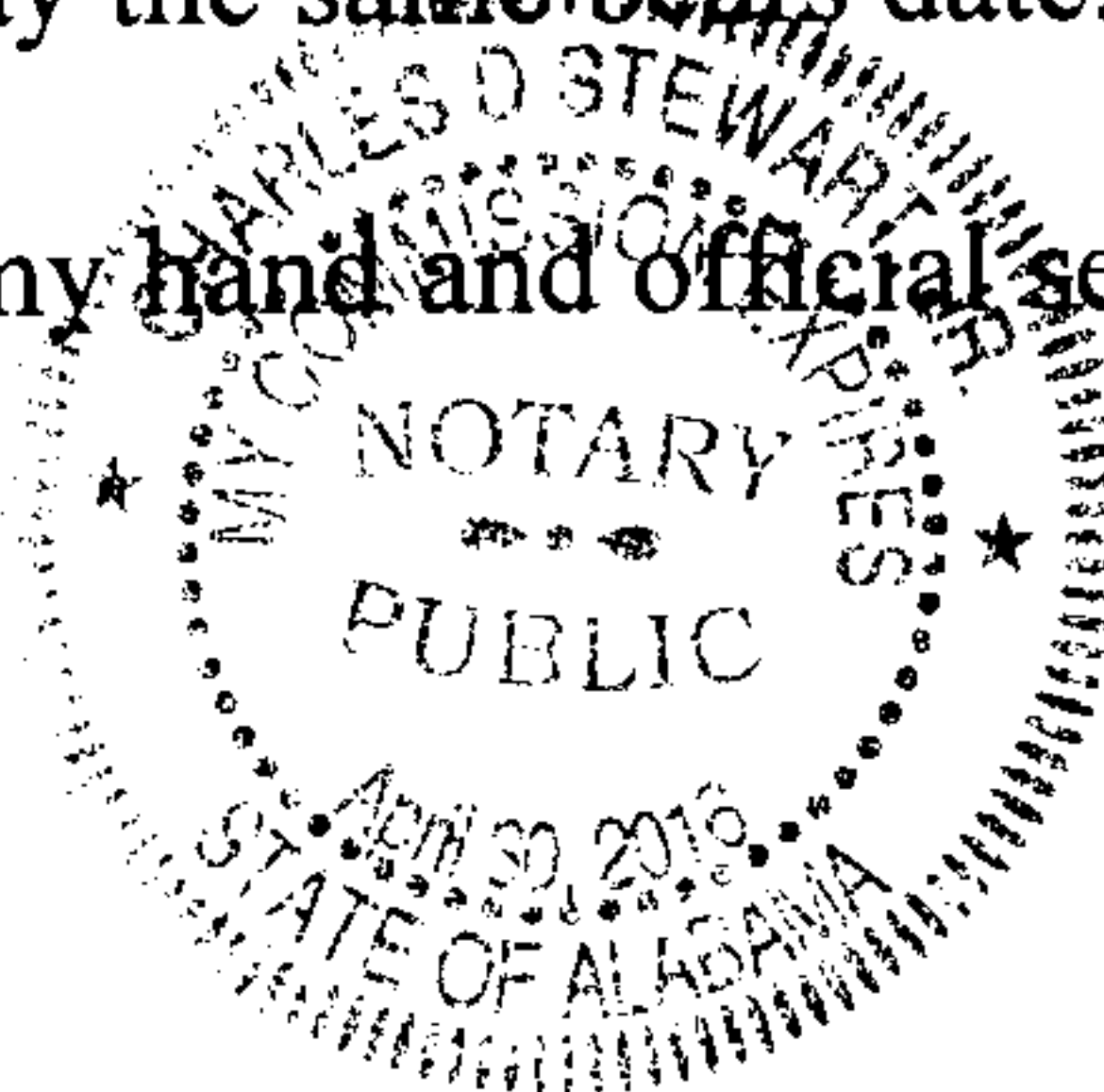
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 3rd day of February, 2014.

  
\_\_\_\_\_  
TRIPP B. FANCHER  
  
\_\_\_\_\_  
AMY C. FANCHER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TRIPP B. FANCHER and AMY C. FANCHER, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of February, 2014.



  
\_\_\_\_\_  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires:

9-33-14



20140220000046220 2/3 \$39.50  
Shelby Cnty Judge of Probate, AL  
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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 Tripp Fancher  
Mailing Address 5556 Packwood Cir  
Birmingham AL 35242

Grantee's Name Richard Ponder  
Mailing Address 2029 Brae Trail  
Birmingham AL 35242

Property Address 2029 Brae Trl  
Birmingham AL 35242

Date of Sale 2-3-14  
Total Purchase Price \$ 390,000

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, 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 2-3-14

Print Heather Nelson

☐ Unattested  
(verified by)

Sign Heather Nelson  
(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3 DAY OF Feb, 2014.

Notary Public



20140220000046220 3/3 \$39.50  
Shelby Cnty Judge of Probate, AL  
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