


THIS PROPERTY IS 99% IN SHELBY COUNTY AND 1% IN JEFFERSON COUNTY

Send tax notice to:
Patrick McQueeney
2908 Glenstone Circle
Birmingham, AL 35242
NTC1400031

State of Alabama
County of Shelby

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243


20140310000065920 1/3 \$111.00
Shelby Cnty Judge of Probate, AL
03/10/2014 12:48:51 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty Two Thousand Nine Hundred and 00/100 Dollars (\$452,900.00) in hand paid to the undersigned **Jeffrey S. Bledsoe and Brenda J. Bledsoe, Husband and Wife** (hereinafter referred to as "Grantors"), by **Patrick McQueeney** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, and Jefferson County to-wit:

Lot 78, Block 4, according to the Plat of Inverness Point, Phase 2, a subdivision of Inverness, as recorded in Map Book 13, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama and in Map Book 159, Page 30, in the Office of the Judge of Probate of Jefferson County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

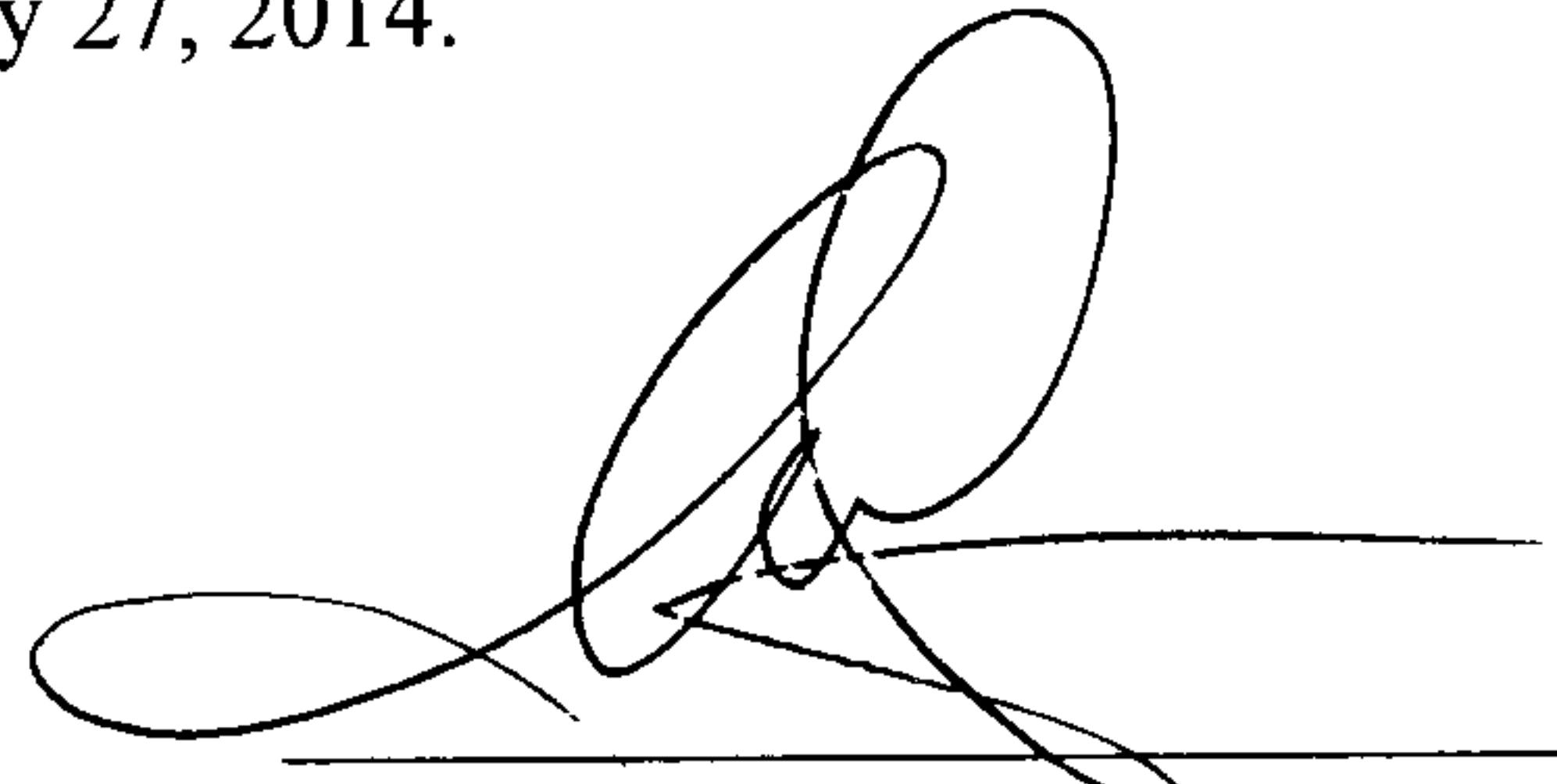
\$362,320.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 03/10/2014
State of Alabama
Deed Tax: \$91.00

IN WITNESS WHEREOF, Grantors Jeffrey S. Bledsoe and Brenda J. Bledsoe have hereunto set their signatures and seals on February 27, 2014.


Jeffrey S. Bledsoe


Brenda J. Bledsoe

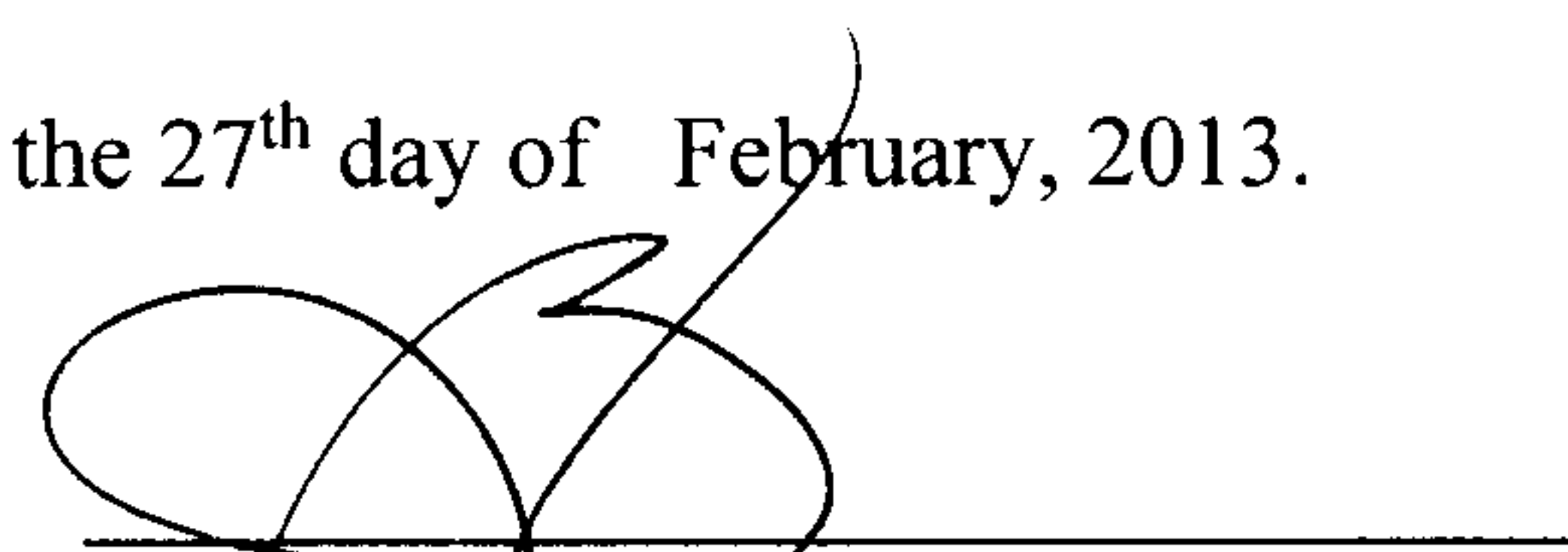
STATE OF ALABAMA
COUNTY OF JEFFERSON


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey S. Bledsoe and Brenda J. Bledsoe, Husband and Wife, 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 27th day of February, 2013.

(NOTARIAL SEAL)




Notary Public
Print Name:
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
Mailing Address

Jeffrey Bledsoe
124 Dunn Ford Ct
Daphne AL 36526

Grantee's Name
Mailing Address

Patricia C 717th Dwyer
2908 Glenstone Circle
Hoover AL 35242

Property Address

2908 Glenstone Circle
Hoover AL 35242

Date of Sale

2-27-14

Total Purchase Price \$

452,900

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 - 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 3-3-14

Print

Jennifer Banik

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1