


Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Kendall L. West
301 Narrows Drive
Birmingham, AL 35242

GENERAL WARRANTY DEED


20140317000072220 1/3 \$112.50
Shelby Cnty Judge of Probate, AL
03/17/2014 08:04:18 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

}
}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Ninety-Two Thousand Two Hundred and NO/100 (\$192,200.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Adam A. Strange, a married man**, (herein referred to as **Grantor**), does hereby grant, sell, bargain and convey unto **Kendall L. West**, (herein referred to as **Grantees** whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 93, according to the Final Record Plat of Narrows Park Sector, as recorded in Map book 31, Page 125 A & B, in the Probate Office of Shelby County Alabama, being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-9755, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").


Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.
This property is not the homestead of Adam A. Strange nor that of his spouse.

\$100,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, her heirs, successors and assigns forever.

And I do for myself, my heirs and assigns, covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said **Grantee**, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set his hand and seal, this
27 day of February, 2014.


Adam A. Strange

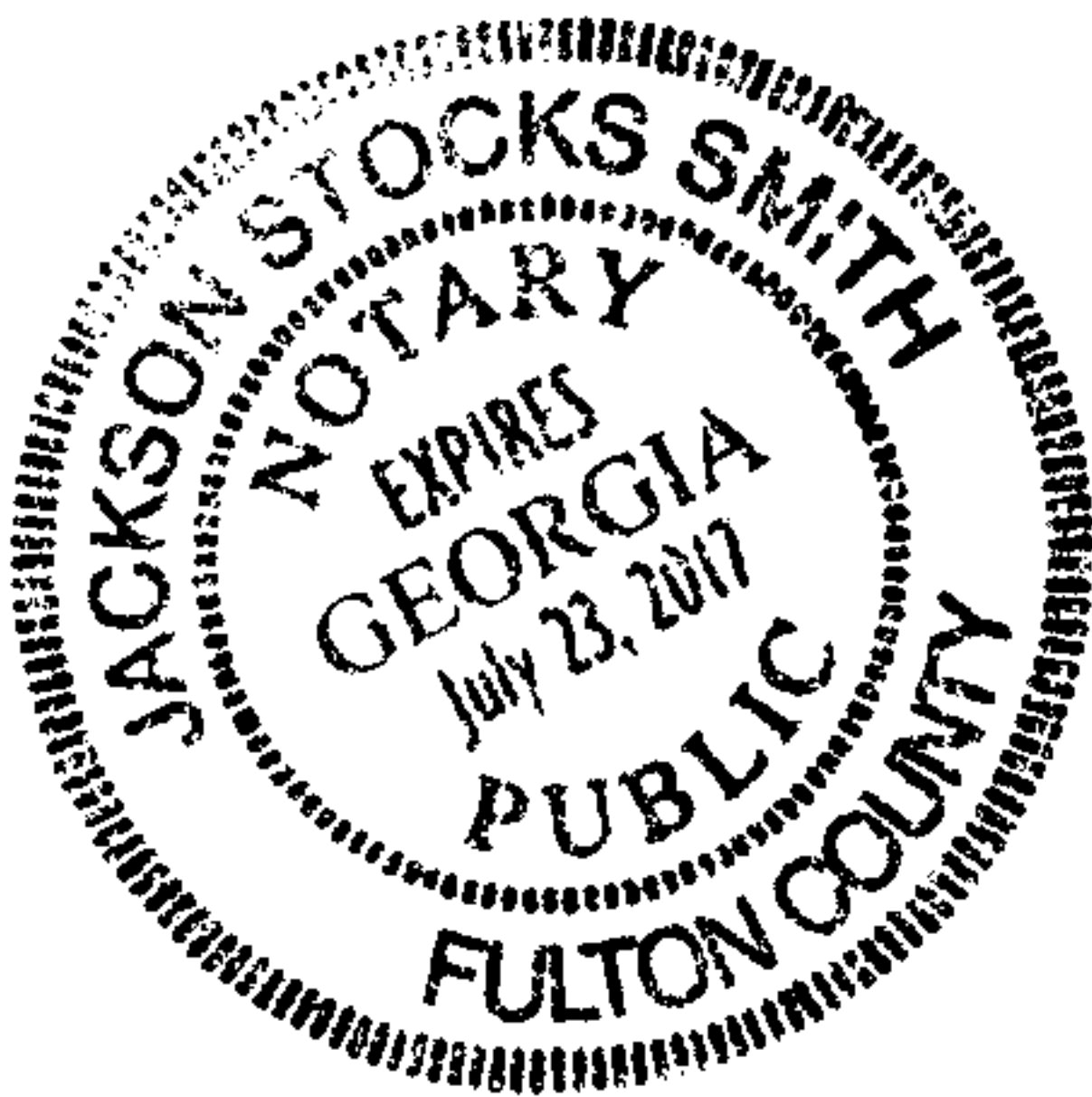
Notary Acknowledgment


STATE OF ~~ALABAMA~~ ^{Georgia} *me*
COUNTY OF ~~Shelby~~ ^{Fulton} *me*


I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Adam A. Strange**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of February, 2014.

Notary Seal




Notary Public
My commission expires: 7/23/17


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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

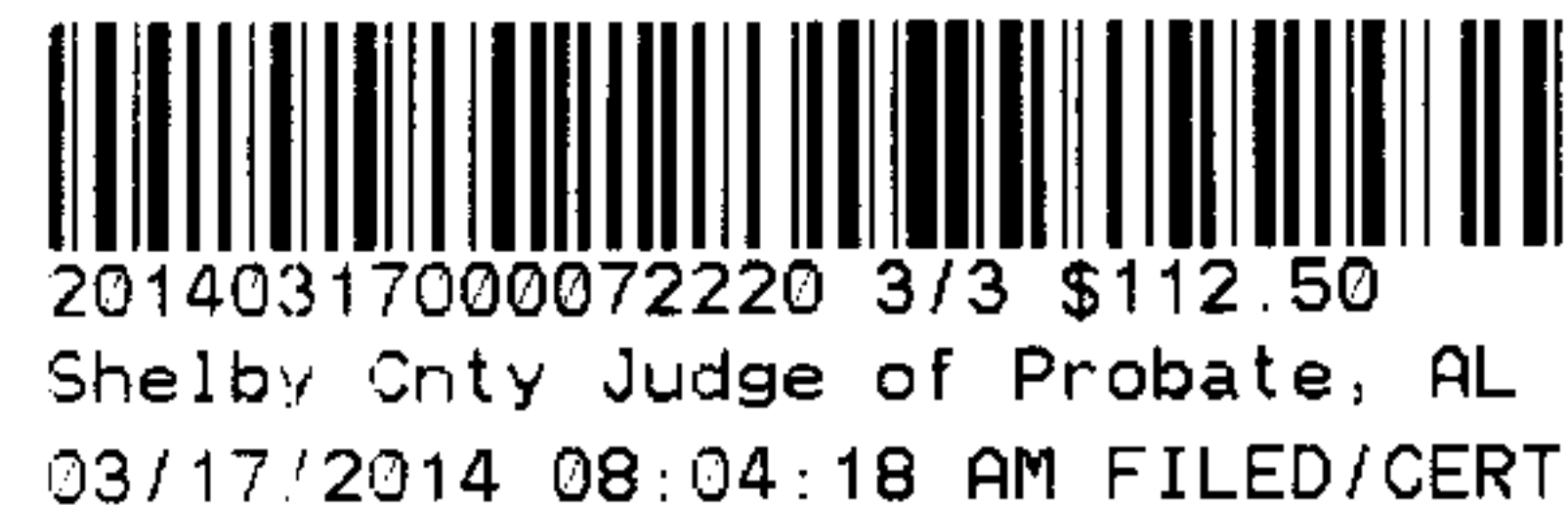
Grantor's Name Adam Strange
Mailing Address _____
4896 Olde Village Ct
Dunwoody, GA 30338

Grantee's Name Kendall L. West
Mailing Address _____
301 Narrows Drive
Birmingham, AL 35242

Property Address 301 Narrows Drive
Birmingham, AL 35242

Date of Sale 2/28/14
Total Purchase Price \$ 192,200.00

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
☐ 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 2/28/14

Print Amy Florine Courtney

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1