

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Shawntavia Powe  
113 Lantana Circle  
Pelham, AL 35124

**GENERAL WARRANTY DEED**

20140501000128780  
05/01/2014 08:02:31 AM  
DEEDS 1/2

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Forty-Six Thousand Nine Hundred And No/100 Dollars (\$146,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Robert D. McGurk, Jr. and Kelly McGurk, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Shawntavia Powe (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

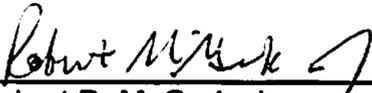
Lot 130, according to the Survey of Ivy Brook Phase Three, as recorded in Map book 28, Page 34 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Forty-Four Thousand Two Hundred Thirty-Eight And No/100 Dollars (\$144,238.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

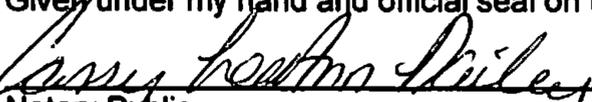
**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on April 28, 2014.

  
\_\_\_\_\_  
Robert D. McGurk, Jr.  
  
\_\_\_\_\_  
Kelly McGurk

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert D. McGurk and Kelly McGurk, 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 on the day same bears date.

Given under my hand and official seal on the 28th day of April, 2014.

  
\_\_\_\_\_  
Notary Public  
Commission Expires:



Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Robert D. McGurk, Jr.

Grantee's Name Shawntavia Powe

Mailing Address 113 Lantana Circle  
Pelham, AL 35124

Mailing Address 1406 Hampton Park Drive  
Birmingham, AL 35216

Property Address 113 Lantana Circle  
Pelham, AL 35124

Date of Sale April 28, 2014

Total Purchase Price \$146,900.00

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

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 - Robert D. McGurk, Jr., 113 Lantana Circle, Pelham, AL 35124.

Grantee's name and mailing address - Shawntavia Powe, 1406 Hampton Park Drive, Birmingham, AL 35216.

Property address - 113 Lantana Circle, Pelham, AL 35124

Date of Sale - April 28, 2014.

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: April 28, 2014

Sign Amy Leatha Bailey  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/01/2014 08:02:31 AM  
\$20.00 CHERRY  
20140501000128780

*[Signature]*