This instrument prepared by:
Christa C. Ketchum
Law Office of Christa C. Ketchum, LLC
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Heather Hubbard
4909 Old Hickory Lane
Birmingham, AL 35244

GENERAL WARRANTY DEED

20140513000143530 1/2 $18.00
Shelby Cnty Judge of Probate, AL
05/13/2014 09:41:28 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty Thousand And No/100 Dollars ($120,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Michael P. O'Connor, Jr. and Carol T. O'Connor, husband and wife**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Heather Hubbard** (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 28, in Block 1, according to the survey of Awtrey and Scott Addition to Altadena South, as recorded in Map Book 5, Page 121, and amended in Map Book 5, Page 123, in the Office of the Judge of Probate 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 Twenty Thousand Dollars And No/100 Dollars ($120,000.00) 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 May 1, 2014.

Michael P. O'Connor, Jr.

Carol T. O'Connor

CHRISTA CROW KETCHUM
Notary Public - State of Alabama
My Commission Expires
August 26, 2017

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Michael P. O'Connor, Jr. and Carol T. O'Connor, 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 the 1st day of May, 2014.

Notary Public
My Commission Expires:

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS.

FILE NO.: TS-1401095

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

Grantor's Name	Michael P. O'Connor, Jr. and Carol T. O'Connor	Grantee's Name	Heather Hubbard
Mailing Address	4909 Old Hickory Lane Birmingham, AL 35244	Mailing Address	_____ _____
Property Address	4909 Old Hickory Lane Birmingham, AL 35244	Date of Sale	May 1, 2014
		Total Purchase Price	$120,000.00
		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
_X_ 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 - Michael P. O'Connor, Jr. and Carol T. O'Connor, 4909 Old Hickory Lane, Birmingham, AL 35244.

Grantee's name and mailing address - Heather Hubbard, , .

Property address - 4909 Old Hickory Lane, Birmingham, AL 35244

Date of Sale - May 1, 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 with 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: May 1, 2014

Sign _____
Agent

20140513000143530 2/2 $18.00
Shelby Cnty Judge of Probate, AL
05/13/2014 09:41:28 AM FILED/CERT