

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

ANGELA F. MESHAD
743 NARROWS POINT CIRCLE
CHELSEA, ALABAMA 35043

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Fifty Nine Thousand Four Hundred and 00/100 Dollars (\$159,400.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, WILLIAM MCCULLA AND BETTYE W. MCCULLA, HUSBAND AND WIFE, AND LYNN W. WOLSONCROFT, AN UNMARRIED PERSON (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto ANGELA F. MESHAD (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

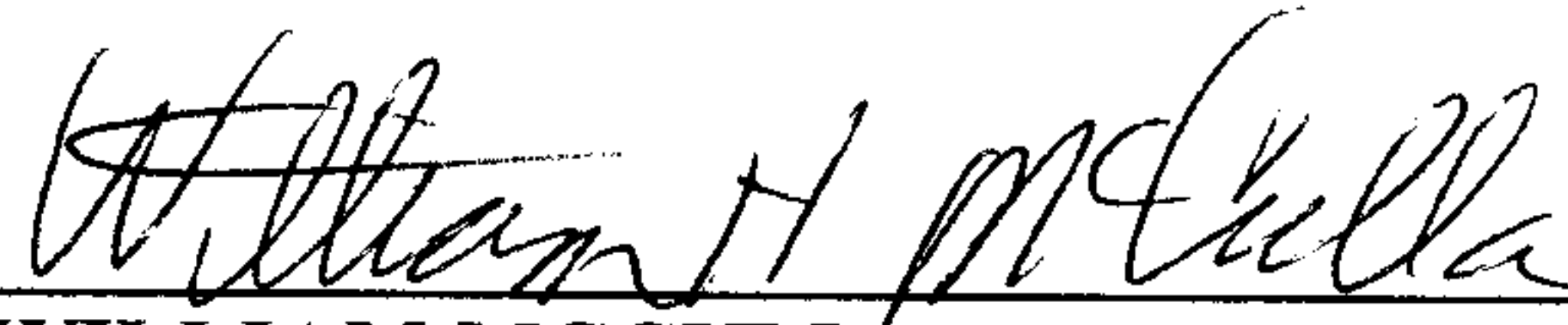
SEE EXHIBIT A

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.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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 Grantors have hereunto set their hands and seals, this 7th day of MAY, 2014.


WILLIAM MCCULLA


BETTYE W. MCCULLA

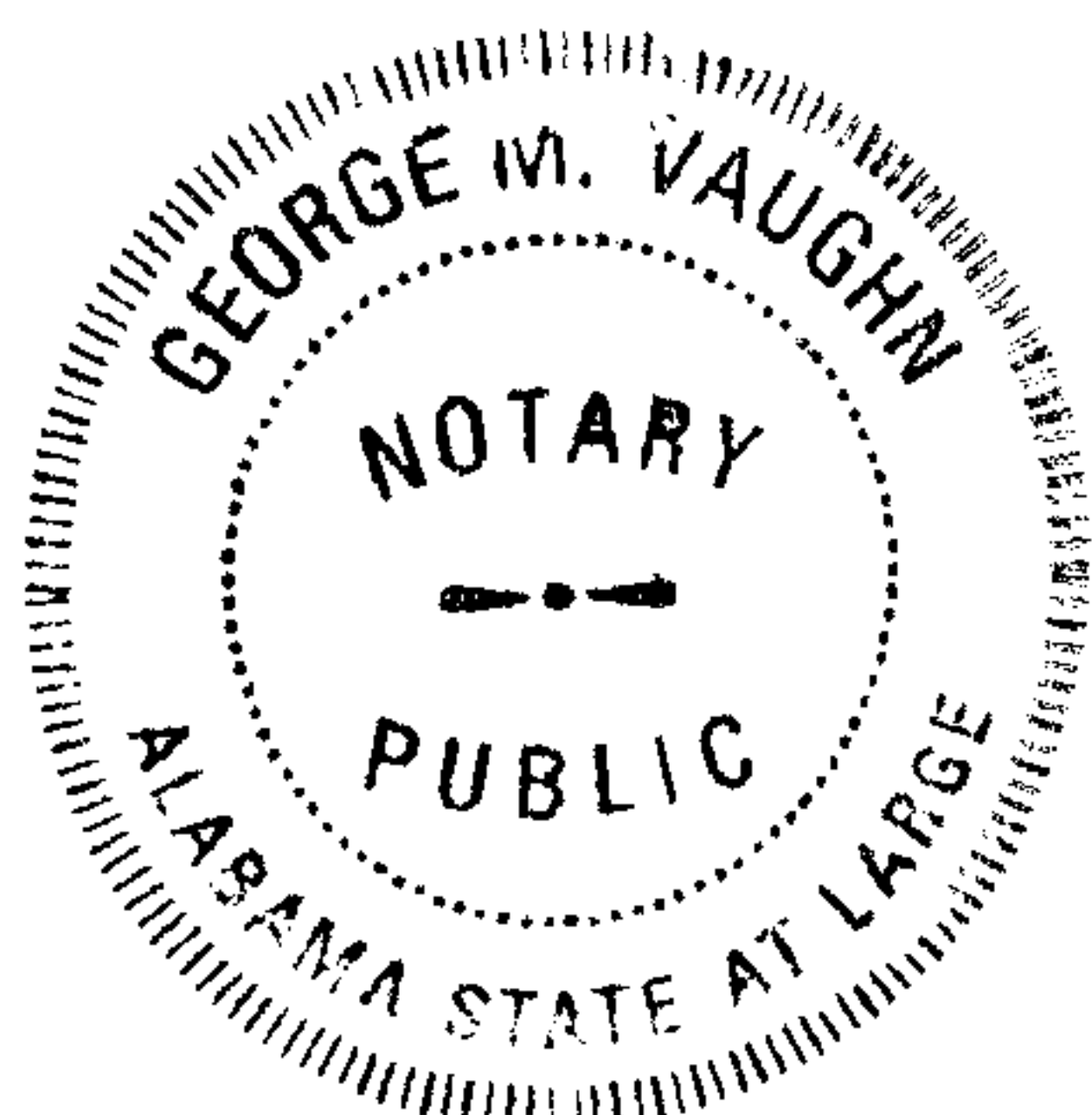

LYNN W. WOLSONCROFT

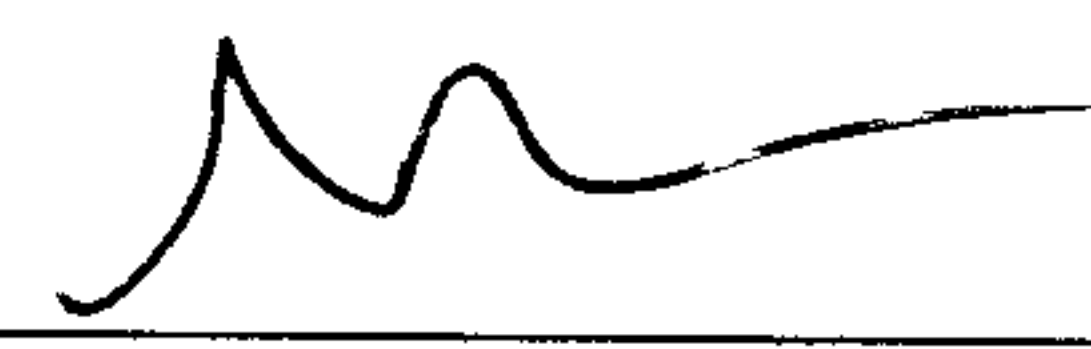

20140520000151880 1/4 \$182.50
Shelby Cnty Judge of Probate, AL
05/20/2014 12:47:13 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that WILLIAM MCCULLA, whose name is signed to the foregoing conveyance, 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 7th day of MAY, 2014.



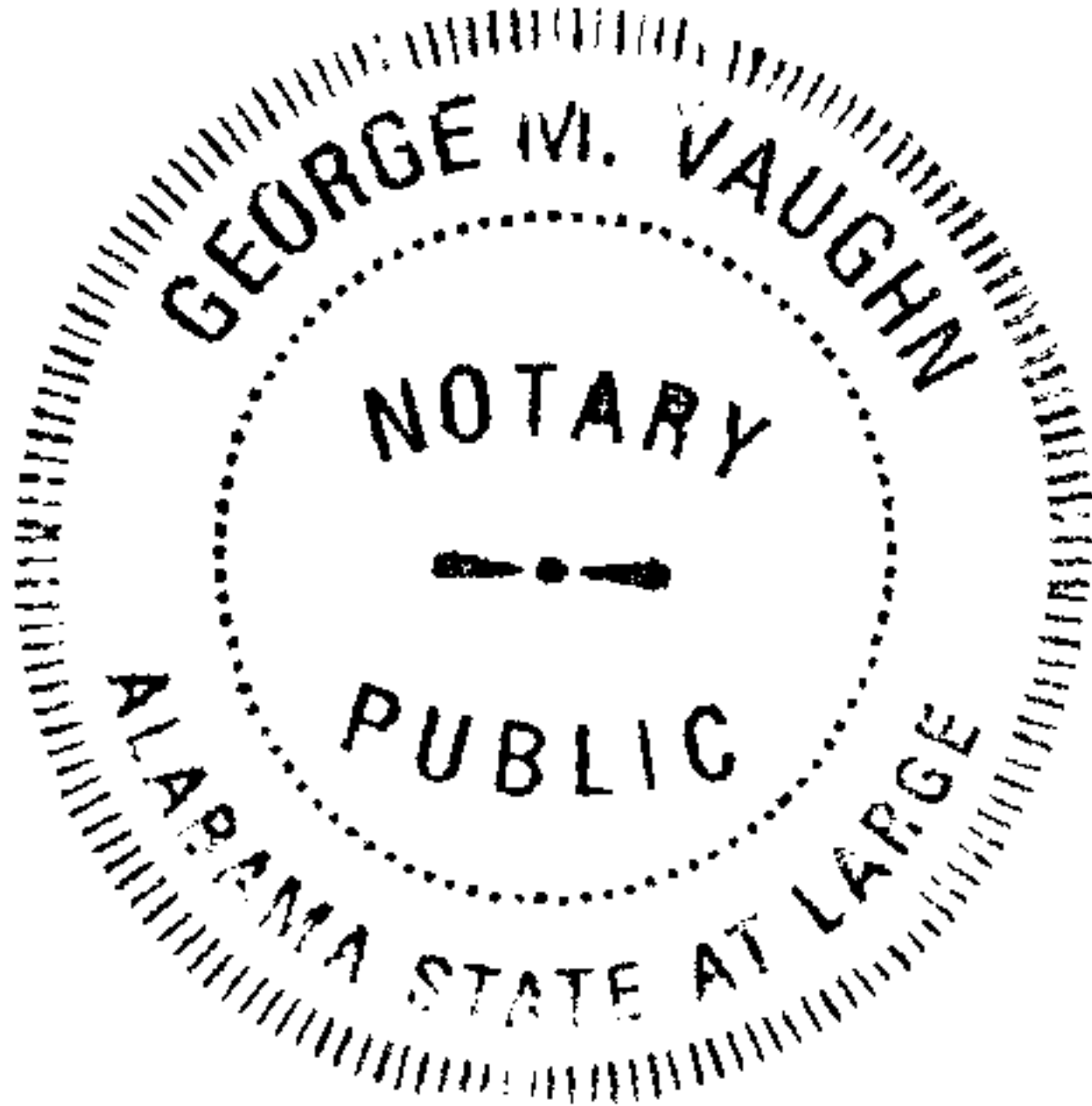

Notary Public

My Commission Expires: 9/18/2017

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that BETTYE W. MCCULLA, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of MAY, 2014.



A handwritten signature in black ink, appearing to be "M" followed by a long horizontal stroke.

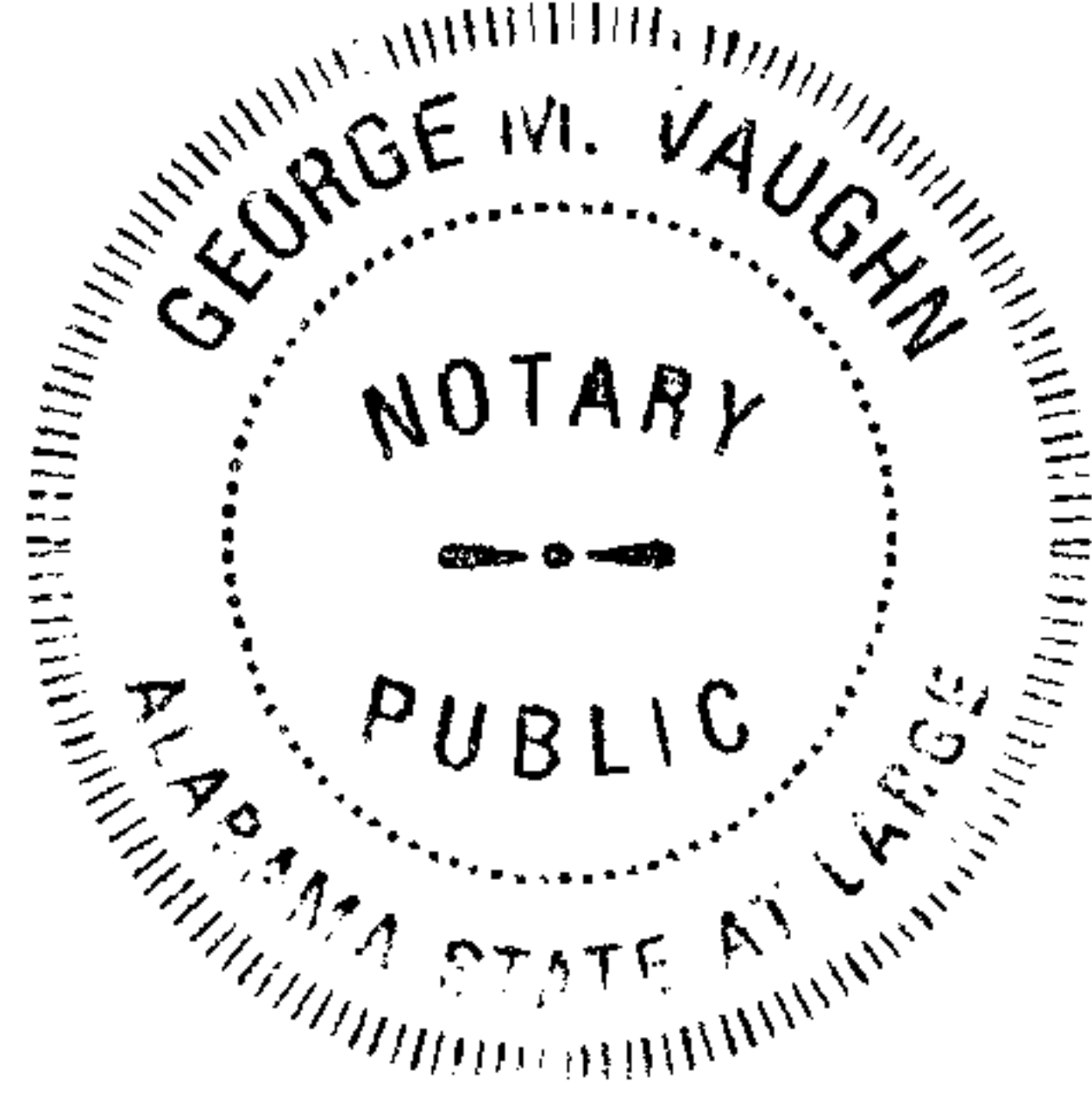
Notary Public

My Commission Expires: 9/18/2017

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LYNN W. WOLSONCROFT, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of MAY, 2014.



A handwritten signature in black ink, appearing to be "M" followed by a long horizontal stroke.

Notary Public

My Commission Expires: 9/18/2017

20140520000151880 2/4 \$182.50
Shelby Cnty Judge of Probate, AL
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Exhibit A

Lot 68, according to the Final Record Plat of Narrows Point, as recorded in Map Book 26, Page 81 A & B, in the Probate Office of 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 as recorded in Instrument #2000-9755, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declarations").

Shelby County, AL 05/20/2014
State of Alabama
Deed Tax: \$159.50


20140520000151880 3/4 \$182.50
Shelby Cnty Judge of Probate, AL
05/20/2014 12:47:13 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name William McCull
Mailing Address c/o George Vaughn
300 Chelsea Park Circle SE
Birmingham AL 35242

Grantee's Name Angela F. Meshed
Mailing Address 743 Narrows Point Circle
Chelsea AL 35043

Property Address 743 Narrows Point Circle
Chelsea AL 35043

Date of Sale 5/7/2014
Total Purchase Price \$ _____



20140520000151880 4/4 \$182.50
Shelby Cnty Judge of Probate, AL
05/20/2014 12:47:13 PM FILED/CERT

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 5/7/2014

Print George Vaughn

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one