

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, AL 35216

Send tax notice to:
Mary Ann Stephens
3007 Ashley Circle
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred three thousand and 00/100 (\$103,000.00) Dollars (of which amount \$101,134.00 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Christopher Woodward, a single man (herein referred to as grantors) do grant, bargain, sell and convey unto Mary Ann Stephens, a single woman (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 59, according to the Survey of Ashley Brook Townhomes, as recorded in Map Book 22, Page 78, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 06/25/2014
State of Alabama
Deed Tax: \$2.00

20140625000192180 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/25/2014 12:08:49 PM FILED/CERT

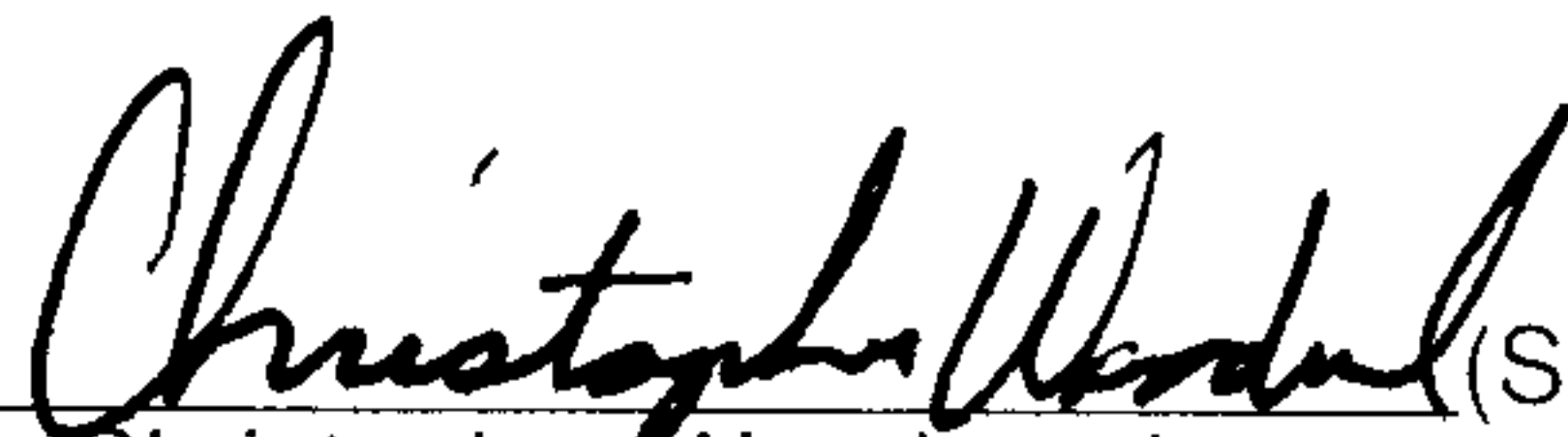
Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this June 20, 2014

_____(SEAL)


_____(SEAL)
Christopher Woodward

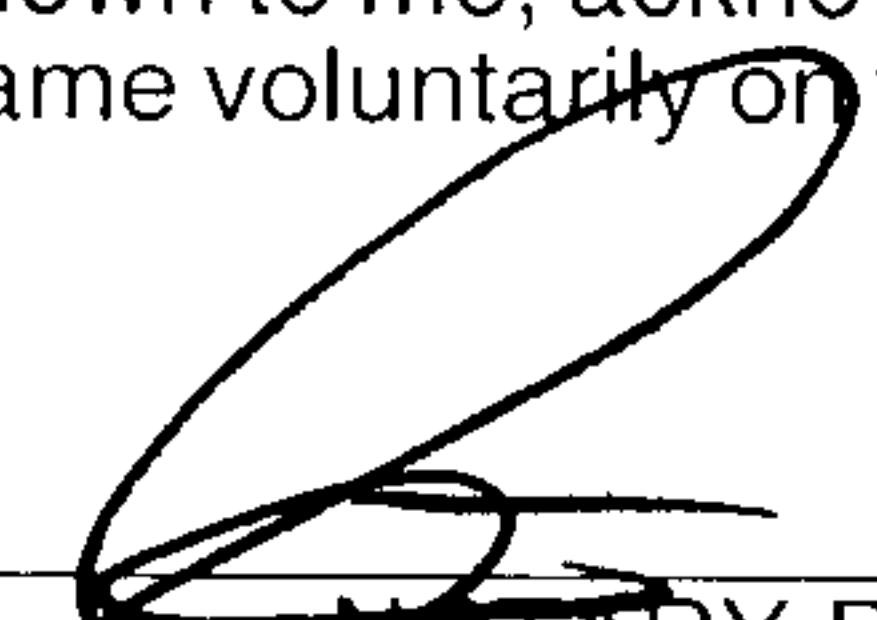
_____(SEAL)

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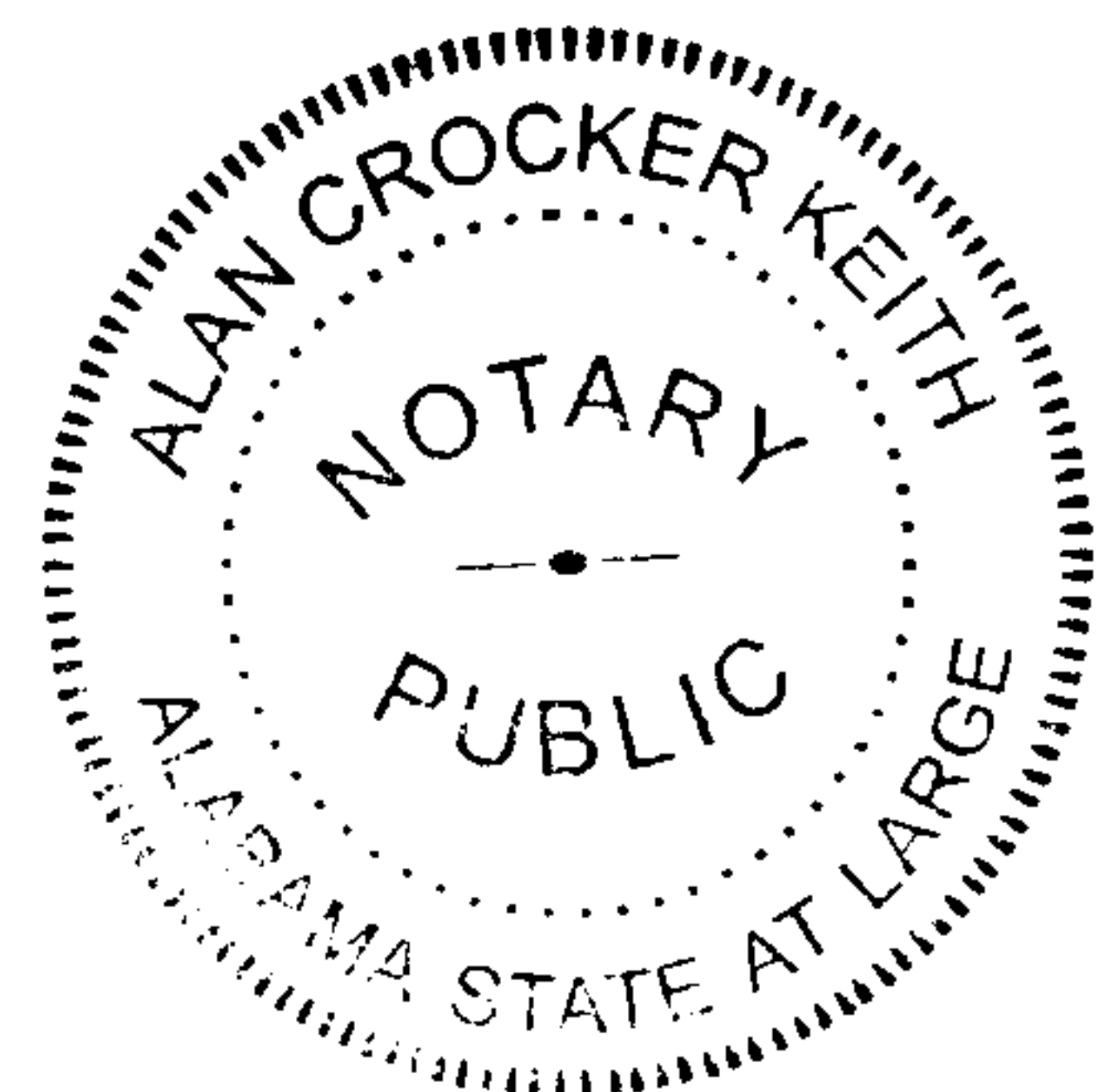
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher Woodward, a single man, 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 first written above.
Given under my hand and official seal on June 20, 2014

My commission expires: 3/20/16



NOTARY PUBLIC



Real Estate Sales Validation Form

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

Grantor's name: Christopher Woodward
Mailing address: 3007 Ashley Circle, Helena, AL
Property address: 3007 Ashley Circle, Helena, AL

Grantee's name: Mary Ann Stephens
Mailing address: 7503 Spencer Lane, Helena, AL
Date of Sale: June 20, 2014
Total Purchase Price \$103,000.00

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 estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).


Date: June 20, 2014

Print name: Christopher Woodward

Unattested


(Verified by)

Sign:


(Grantor)

