

20140707000203910
07/07/2014 12:02:28 PM
DEEDS 1/3

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

SEND TAX NOTICE TO:
Lewis F. Golden, Jr. and Brenda M. Golden
287 Creekside Lane
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty-Nine Thousand Nine Hundred And No/100 Dollars (\$189,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Michael B. Finch and wife, Morgan Finch (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Lewis F. Golden, Jr. and Brenda M. Golden (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 178, according to the Final Subdivision Plat of Holland Lakes, Sector 3, as recorded in Map Book 37, Page 85, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Lakes Declaration of Covenants, Conditions and Restrictions, a Residential Subdivision, filed for record in Instrument #20050426000199570, in the Probate Office of Shelby County, Alabama (the "Declaration").

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 Fifty-One Thousand Nine Hundred And No/100 Dollars (\$151,900.00) 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 Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May ²⁷ 20, 2014.

Michael B. Finch
Michael B. Finch

Morgan Finch
Morgan Finch

STATE OF Alabama)
Geneva COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael B. Finch and Morgan Finch, 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 27 day of May, 2014.

Leslie K. Karr
Notary Public
Commission Expires: 11-21-16

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 B. Finch**

Mailing Address **287 Creekside Lane
Pelham, AL 35124**

Grantee's Name **Lewis F. Golden, Jr. and Brenda M. Golden**

Mailing Address **3449 Conley Road
Hoover, AL 35226**

Property Address **287 Creekside Lane
Pelham, AL 35124**

Date of Sale **July 1, 2014**

Total Purchase Price **\$189,900.00**

or

Actual Value **\$**

or

Assessor's Market Value **\$**

20140707000203910 07/07/2014 12:02:28 PM DEEDS 3/3

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 - Michael B. Finch, 287 Creekside Lane, Pelham, AL 35124.

Grantee's name and mailing address - Lewis F. Golden, Jr. and Brenda M. Golden, 3449 Conley Road, Hoover, AL 35226.

Property address - 287 Creekside Lane, Pelham, AL 35124

Date of Sale - July 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.

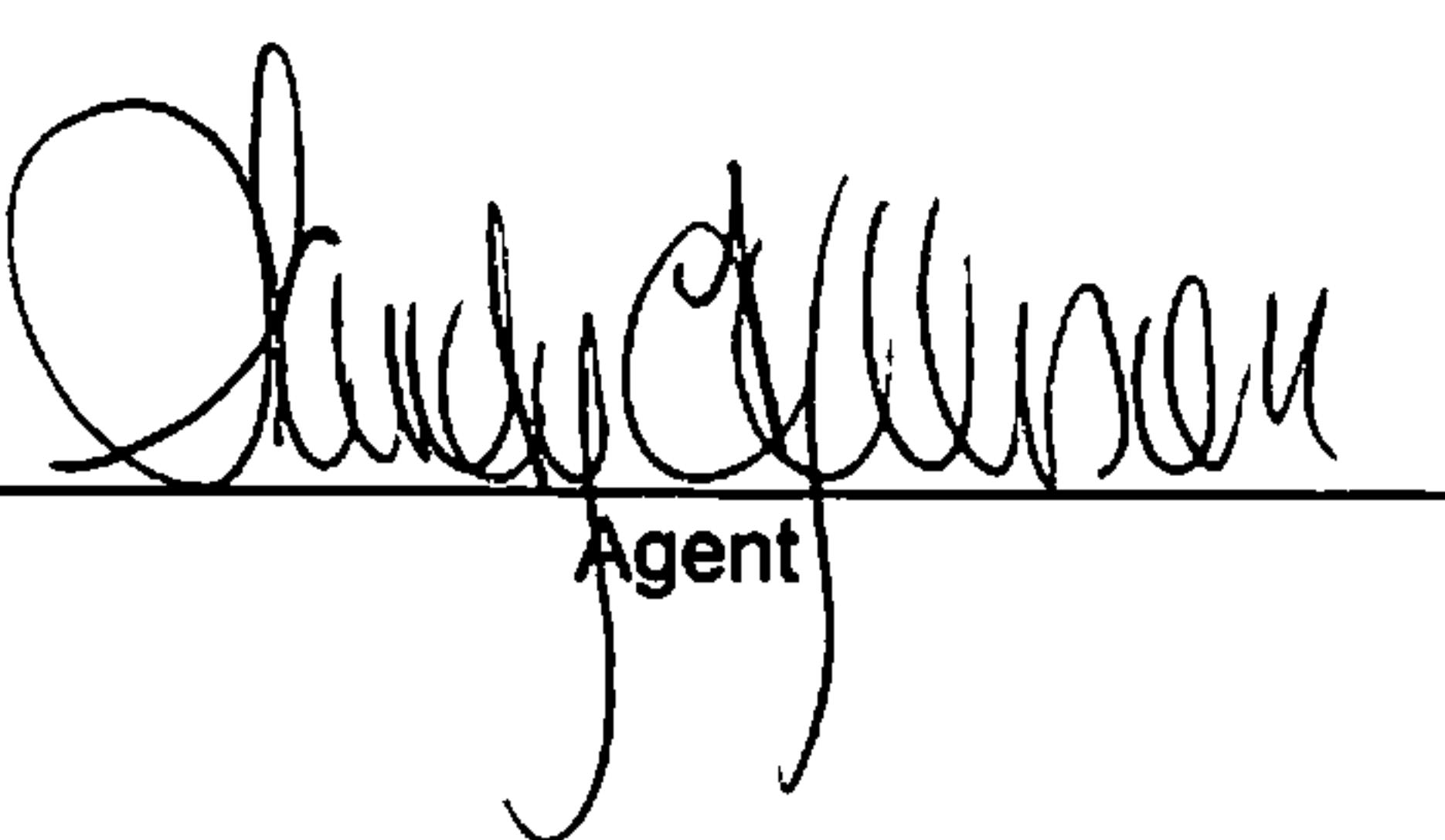
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: July 1, 2014



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/07/2014 12:02:28 PM
\$58.00 CHERRY
20140707000203910

Sign 

Agent

