

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

This instrument was prepared by:

Jack E. Held, Esq.
Sirote & Permutt, P.C.
The Crescent Office Building, Suite 500
2311 Highland Avenue South
Birmingham, AL 35205

Send Tax Notice to:

Jeffrey A. Timbrook
7006 North Highfield Drive
Birmingham, AL 35242

No representation is made as to the accuracy of the legal description of the property below or of the validity of the Grantor's claim of title thereto.

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to the undersigned Kathy P. Timbrook, an unmarried woman, former wife of Jeffrey A. Timbrook (hereinafter referred to as "Grantor"), in hand paid by Jeffrey A. Timbrook (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee all of the Grantor's undivided one-half (1/2) interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Greystone, 7th Sector, Phase IV, as recorded in Map Book 21, Page 38 A & B, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317 Page 260 in the Probate Office of Shelby County, Alabama and all amendments thereto.

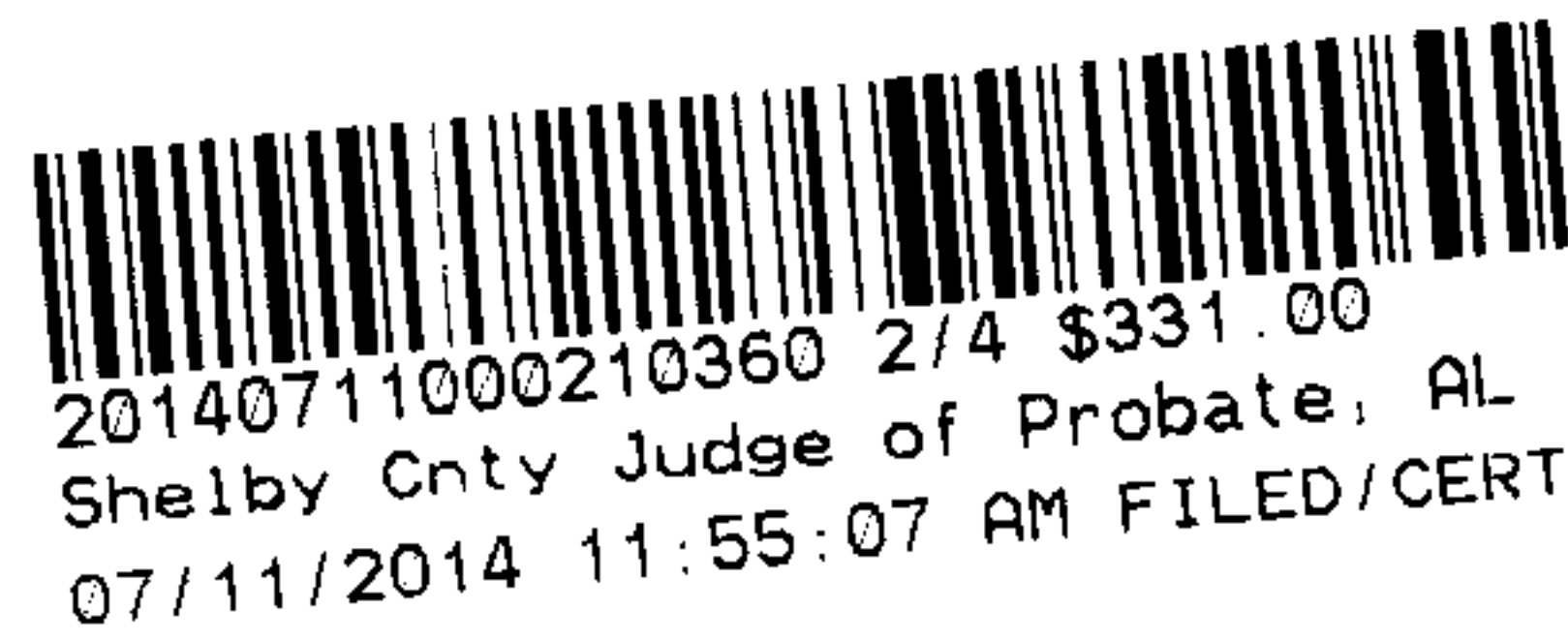
This conveyance is made subject to the following:

- (1) 2014 *ad valorem* property taxes, a lien, but not yet due and payable.

- (2) Mortgage in the original principal amount of \$374,000.00 from Jeffrey A. Timbrook and Kathy P. Timbrook to Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Walker Jackson Mortgage Corporation, its successor and assigns, dated August 11, 2010, and recorded on August 24, 2010, in Instrument No. 20100824000271680 in the Probate Office of Shelby County, Alabama.
- (2) Any and all liens, encumbrances, easements, rights-of-way, reservations and restrictions of record in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, Jeffrey A. Timbrook, his heirs and assigns, forever.

**[Remainder of Page Intentionally Left Blank -
Signature Page Follows]**



IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on this
19 day of June, 2014.

Kathy P. Timbrook (SEAL)
KATHY P. TIMBROOK

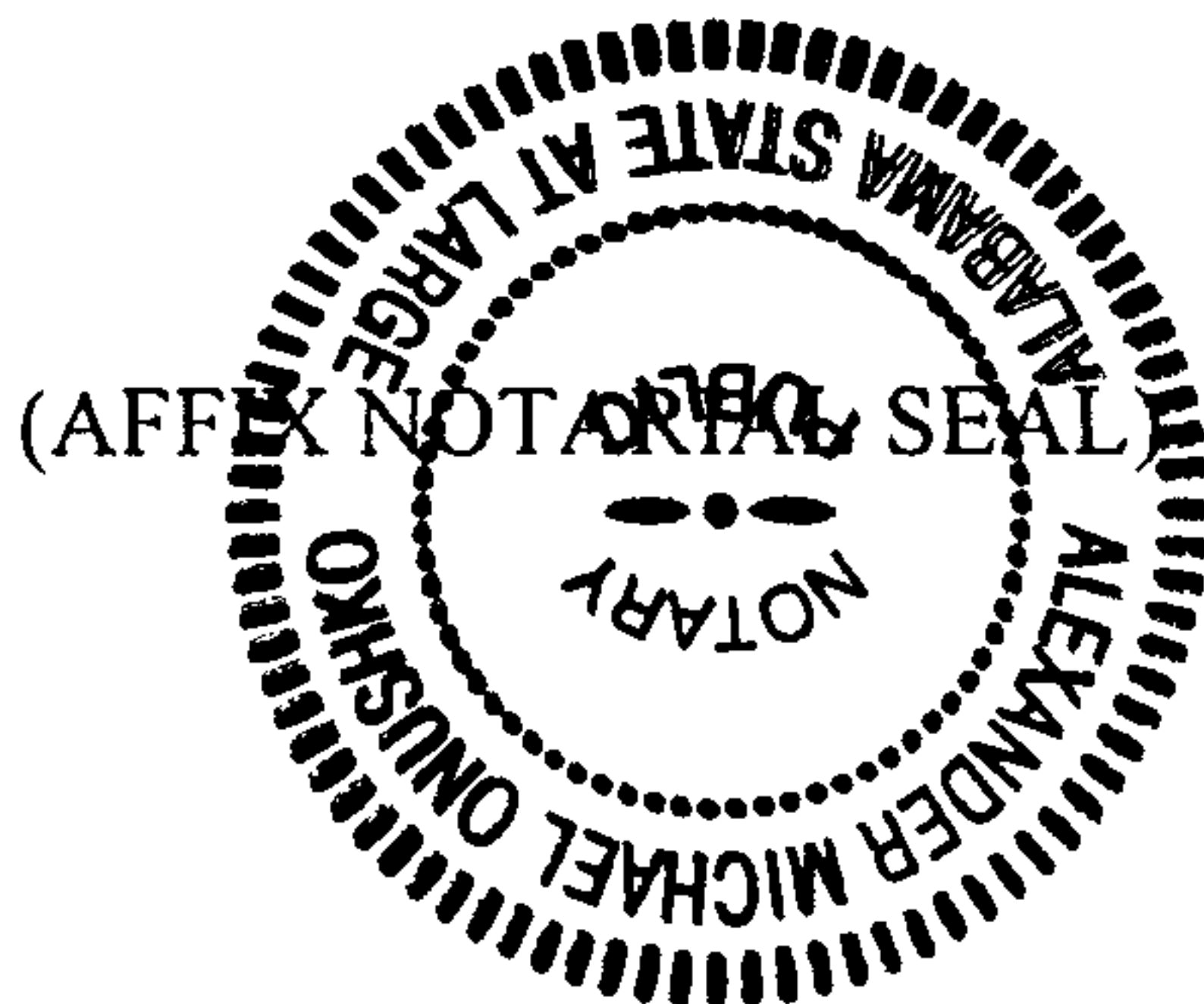
STATE OF ALABAMA)
COUNTY OF Jefferson)


I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Kathy P. Timbrook, an unmarried woman, former wife of Jeffrey A. Timbrook, whose name is signed to the foregoing conveyance and who is known to me (or satisfactorily proven), acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official on this 19 day of
June, 2014.

Alexander M. Onushko
Notary Public
State of Alabama, County of Jefferson

My Commission Expires: 6-12-17




20140711000210360 3/4 \$331.00
Shelby Cnty Judge of Probate, AL
07/11/2014 11:55:07 AM 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 Kathy P. Timbrook
Mailing Address 3555 Grandview Parkway
Apt. 403
Birmingham, Alabama 35243

Grantee's Name Jeffrey A. Timbrook
Mailing Address 7006 North Highfield Drive
Birmingham, Alabama 35242

Property Address 7006 North Highfield Drive
Birmingham, Alabama 35242

Date of Sale **6-19-14**
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 307,750 (1/2 of \$615,500)

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 Shelby County Property Tax Commissioner (Parcel No. 03 8 27 0 008 011.000)

☒ 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 - 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 **6-19-14**

Print Jeffrey A. Timbrook

Unattested

Sign

Jeffrey A. Timbrook
(Grantor/Grantee/Owner/Agent) circle one

erified by)

Print Form

Form RT-1



20140711000210360 4/4 \$331.00
Shelby Cnty Judge of Probate, AL
07/11/2014 11:55:07 AM FILED/CERT