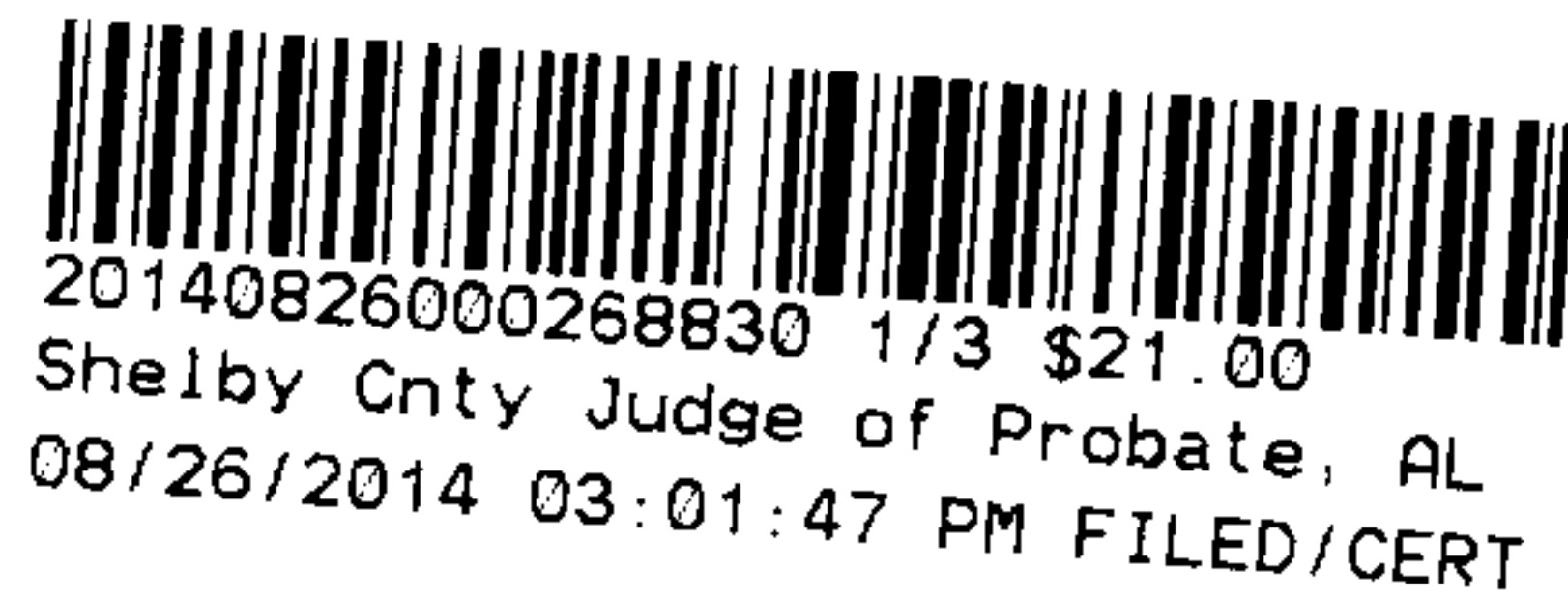


Document Prepared By:  
**Shannon R. Crull, P. C.**  
**3009 Firefighter Lane**  
**Birmingham, Alabama 35209**



Send Tax Notice To:  
**Amy M. McKee**

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**GENERAL WARRANTY DEED**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Thirty-Five Thousand Dollars and NO/100 (\$135,000.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **David L. Saunders**, a Single man, (herein referred to as **Grantor**), grant, sell, bargain and convey unto **Amy M. McKee**, (herein referred to as **Grantees** whether one or more), the following described real estate, situated in **SHELBY County, Alabama** to wit:

**LOT 521, ACCORDING TO THE MAP AND SURVEY OF FOREST LAKES 10<sup>TH</sup> SECTOR, AS RECORDED IN MAP BOOK 31, PAGE 25 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 137,755.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, her heirs, successors and assigns forever.

And I do for myself, my heirs and assigns, covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my 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 undersigned GRANTOR has hereunto set his hand and seal, this  
31<sup>st</sup> day of July, 2014.

  
\_\_\_\_\_  
David L. Saunders

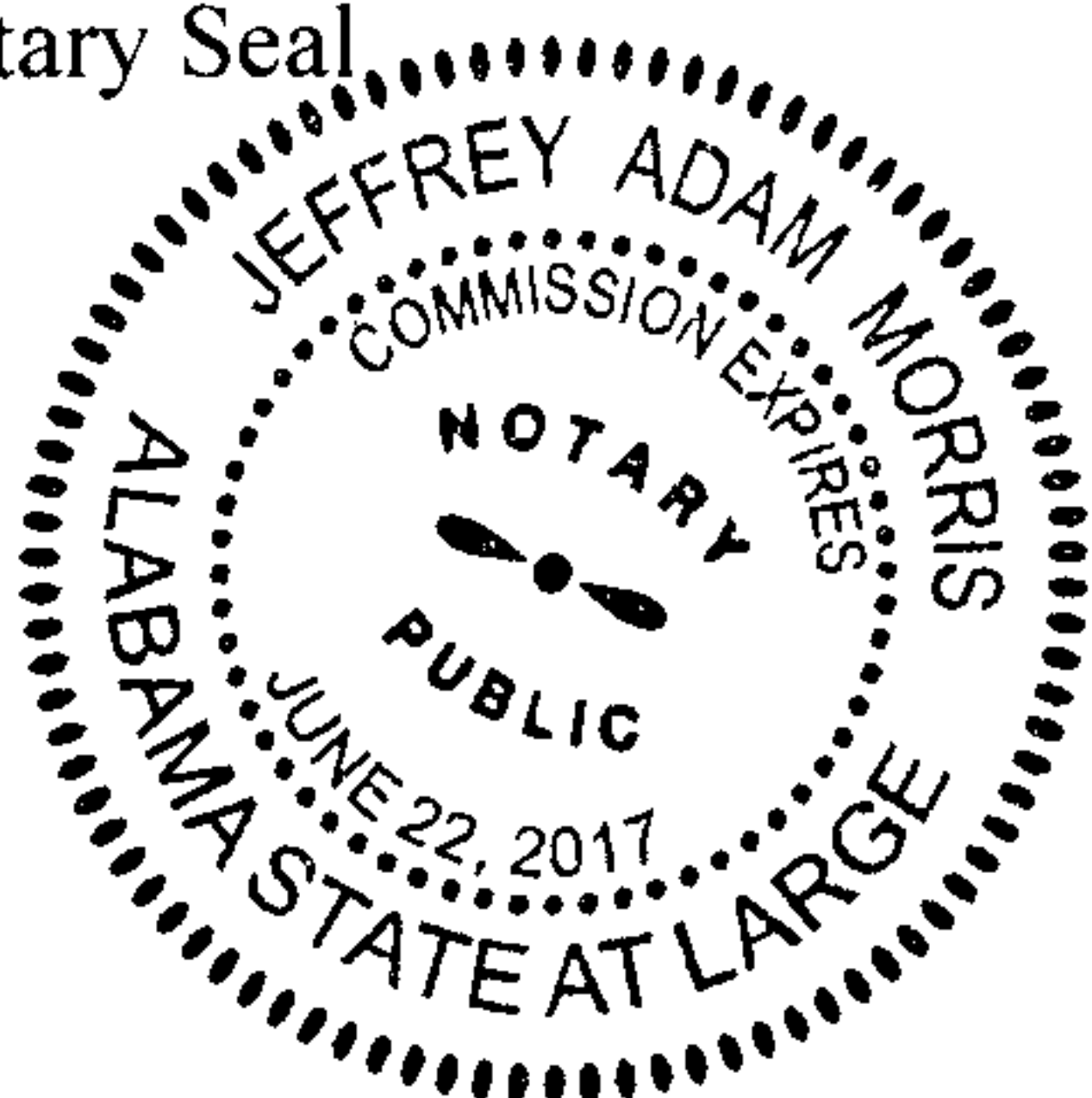
**Notary Acknowledgment**

**STATE OF ALABAMA**  
**COUNTY OF** Jefferson


I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **David L. Saunders**, whose name is signed to the foregoing deed 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 the 31<sup>st</sup> day of July, 2014.

Notary Seal



\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

  
20140826000268830 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
08/26/2014 03:01:47 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 David Saunders  
Mailing Address 546 Broadway St  
Homewood, AL 35209

Grantee's Name Amy McKee  
Mailing Address 4080 Forest Lakes Dr  
Sterrett, AL 35147

Property Address 4080 Forest Lakes Dr  
Sterrett, AL 35147

Date of Sale 7/31/14  
Total Purchase Price \$ 135,000



20140826000268830 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
08/26/2014 03:01:47 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 7/31/14

Print Amy M. McKee

Sign X [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1