

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

SEND TAX NOTICE TO:  
Rebecca Shelby O'Connor  
~~708 Tremont Lake Cir~~ 715 4th Ave NW  
Alabaster, AL 35007

GENERAL WARRANTY DEED 20141001000307850  
10/01/2014 12:49:38 PM  
DEEDS 1/2

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ninety-Five Thousand And No/100 Dollars (\$95,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Paul Mann, III and wife, Leigh Anne Mann, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Rebecca Shelby O'Connor (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:


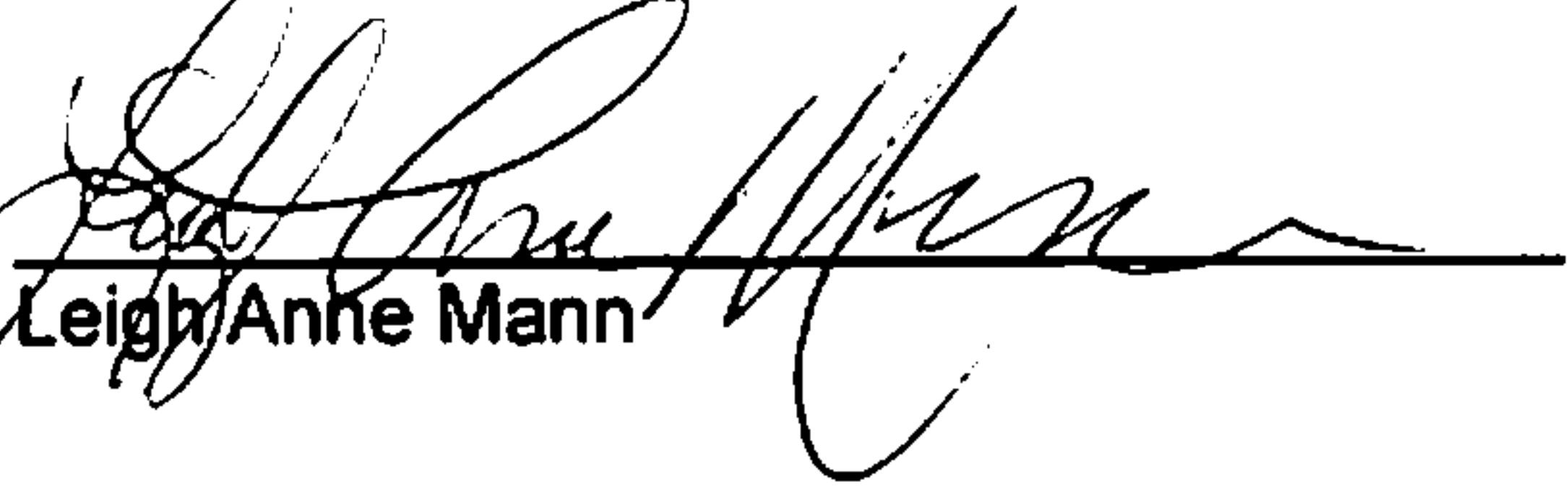
Lot 549, according to the Survey of Weatherly, Aberdeen, Sector 18, as recorded in Map Book 21, Page 148, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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.

Seventy-Six Thousand And No/100 Dollars (\$76,000.00) 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 grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 26, 2014.

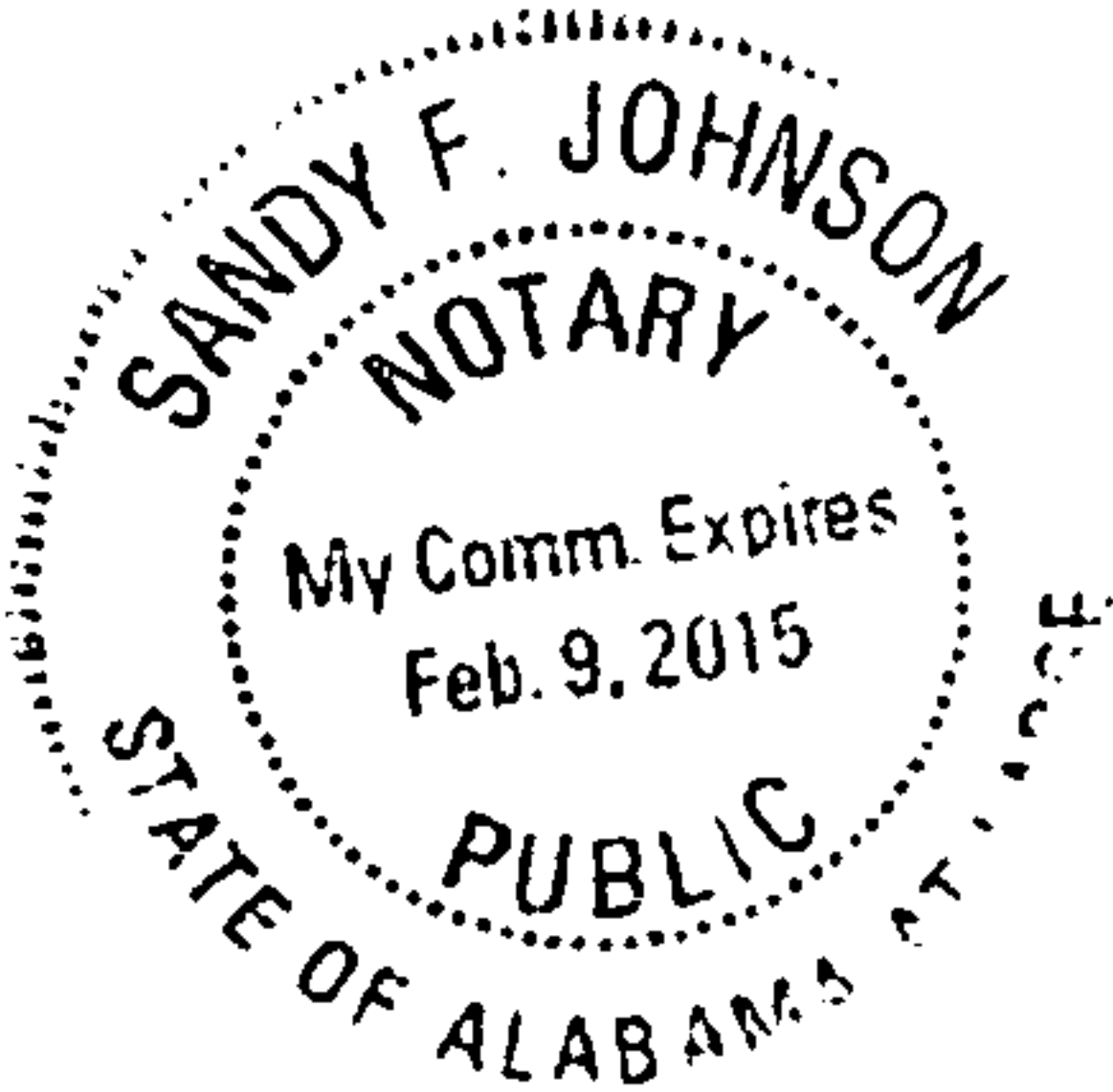
  
\_\_\_\_\_  
Paul Mann, III  
  
\_\_\_\_\_  
Leigh Anne Mann

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Mann, III and Leigh Anne Mann, 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 26th day of September, 2014.

  
\_\_\_\_\_  
Notary Public  
Commission Expires:



**Real Estate Sales Validation Form**  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1  
**20141001000307850 10/01/2014 12:49:38 PM DEEDS 2/2**

Grantor's Name Paul Mann, III

Grantee's Name Rebecca Shelby O'Connor

Mailing Address 706 Treymoor Lake Cir  
Alabaster, AL 35007

Mailing Address 715 4th Ave NW  
Alabaster, AL 35007

Property Address 706 Treymoor Lake Cir  
Alabaster, AL 35007

Date of Sale September 26, 2014

Total Purchase Price \$95,000.00

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

☐ 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 - Paul Mann, III, 706 Treymoor Lake Cir, Alabaster, AL 35007.

Grantee's name and mailing address - Rebecca Shelby O'Connor, 715 4th Ave NW, Alabaster, AL 35007.

Property address - 706 Treymoor Lake Cir, Alabaster, AL 35007

Date of Sale - September 26, 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 with 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: September 26, 2014

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/01/2014 12:49:38 PM  
\$36.00 CHERRY  
20141001000307850