

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Donna G. Norris
2008 Trammell Chase Drive
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Thousand and 00/100 (\$200,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Christopher P. Donohoo and wife, Denise Donohoo**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Donna G. Norris**, (hereinafter referred to as GRANTEES), her heirs, executors, successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lots 1 and 2, according to the Survey of Harvey Family Subdivision, as recorded in Map Book 24, Page 30, being situated in Shelby County, Alabama.

Also a 60 foot for ingress and egress, more particularly described as follows:

Commence at the Northeast corner of the NE 1/4 of the NE 1/4 of Seeg. 37 min. 47 sec. East, along the East line of said 1/4 - 1/4 a distance of 814.50 feet; thence run orrth 89 deg. 59 min. 60 sec. West a distance of 283.26 feet; thence run North 27 deg. 46 min. 16 sec. West a distance of 290.50 feet; thence run North 22 deg. 15 min. 34 sec. West, a distance of 30 feet to the point of beginning of a 60 foot easement lying 30 feet on either side of the following described centerline; thence run South 67 deg. 44 min. 26 sec. West along said centerline, a distance of 127.83 feet; thence run South 85 deg. 57 min. 42 sec. West along said centerline, a distance of 94.22 feet; thence run North 89 deg. 48 min, 55 sec. West along said centerline a distance of 423.63 to its intersection with the East right of way line of Trammell Chase Drive and the end of said easement; being situated in Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2015 and subsequent years not yet due and payable until October 1, 2015. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, assigns, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs, executors, administrators, successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs, executors, administrators, successors and assigns forever against the lawful claims of all persons.



20141105000348900 1/3 \$220.00
Shelby Cnty Judge of Probate, AL
11/05/2014 08:19:41 AM FILED/CERT

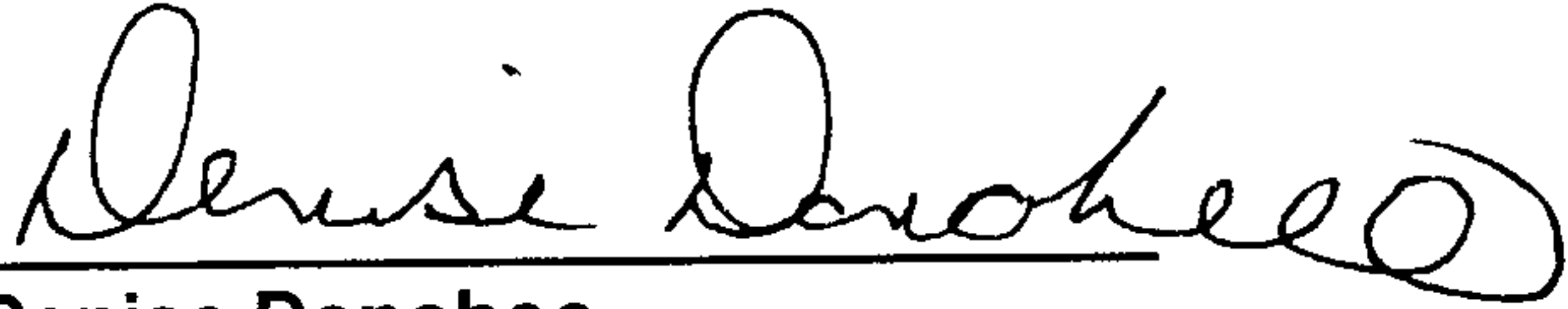
Shelby County, AL 11/05/2014
State of Alabama
Deed Tax: \$200.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **29th** day of **October, 2014**.



Christopher P. Donohoo

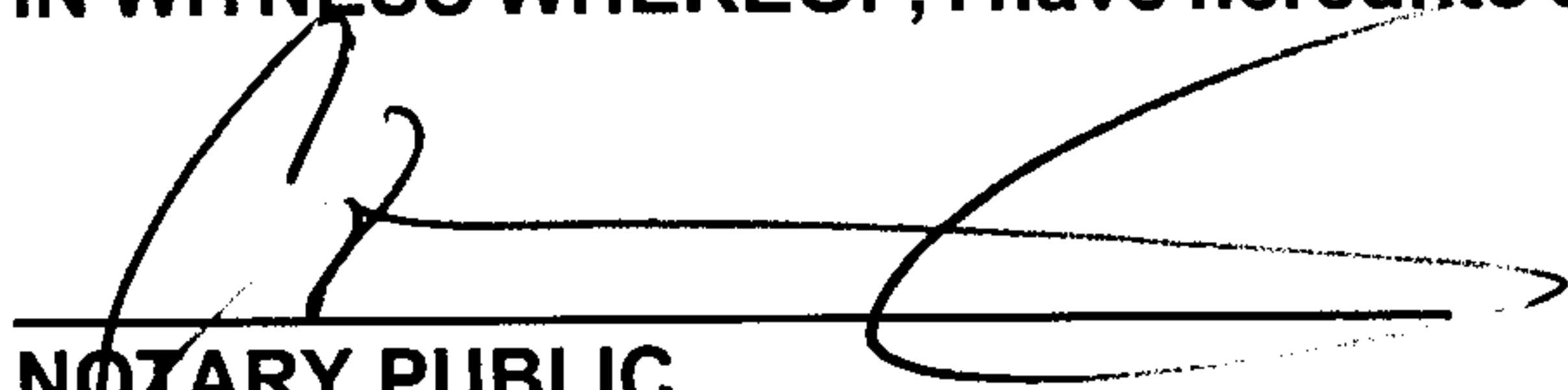


Denise Donohoo

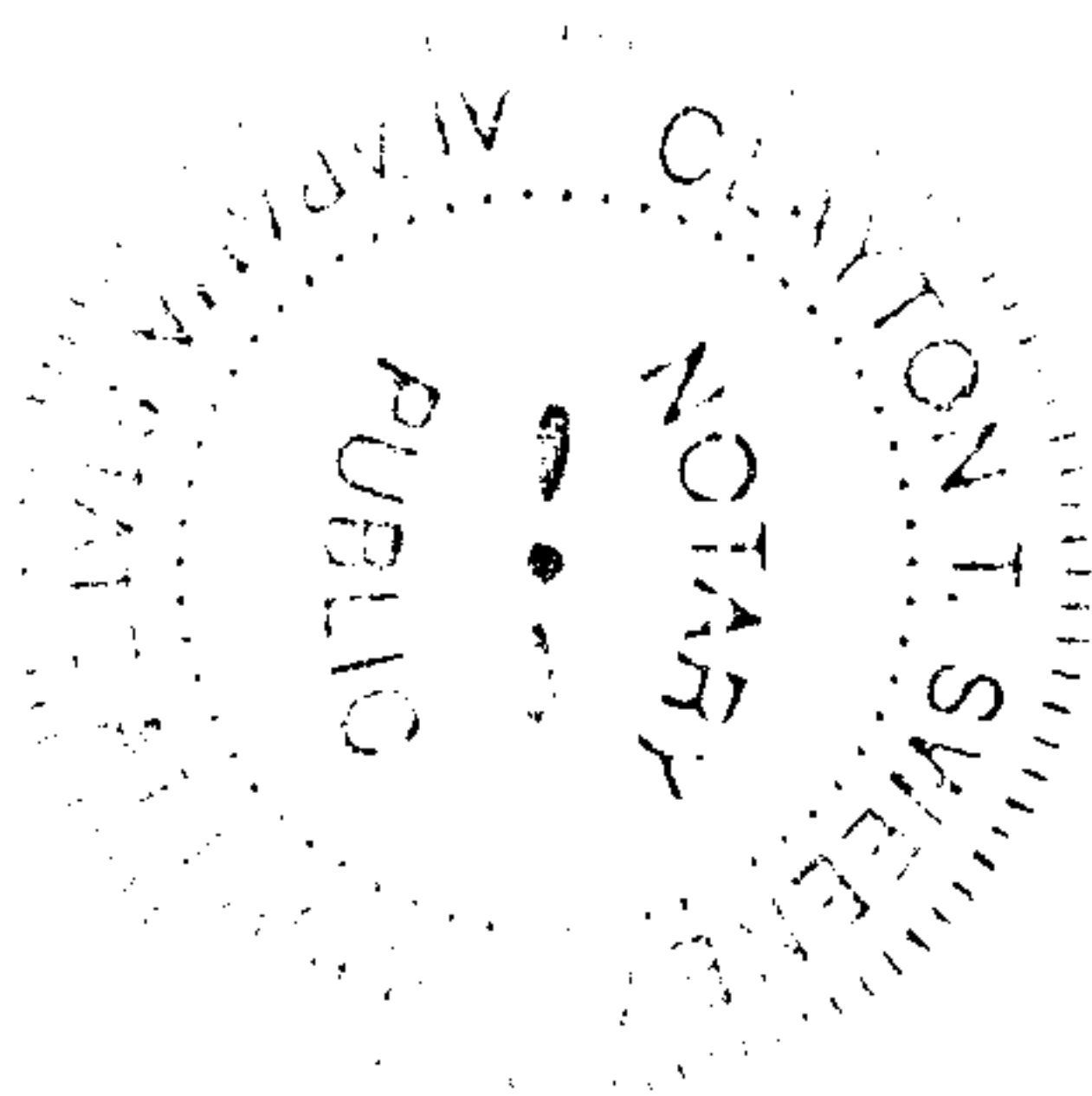
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Christopher P. Donohoo** and wife, **Denise Donohoo** , 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **29th** day of **October, 2014**.



NOTARY PUBLIC
My Commission Expires: 6/5/2015



20141105000348900 2/3 \$220.00
Shelby Cnty Judge of Probate, AL
11/05/2014 08:19:41 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 Christopher P. Donohoo
Denise Donohoo

Grantee's Name Donna G. Norris

Mailing Address 4617 Old Looney Mill Road
Birmingham, AL 35243

Mailing Address 2008 Trammell Chase Drive
Birmingham, AL 35242

Property Address 2016 Trammell Chase Drive
Birmingham, AL 35242

Date of Sale October 29, 2014

Total Purchase Price \$200,000.00

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
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal/ Assessor's Appraised Value
☐ Other - property tax redemption

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

Print Christopher P. Donohoo and Denise Donohoo

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

20141105000348900 3/3 \$220.00
Shelby Cnty Judge of Probate, AL
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CLAYTON I. SWEENEY, ATTORNEY AT LAW