

BHM1400552

Send tax notice to:

John C. Norcross and Ursula H. Norcross

1501 Greystone Parc Circle

Birmingham, AL 35242

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00) in hand paid to the undersigned **Larry Uptain, An Unmarried Man** (hereinafter referred to as "Grantor"), by **John C. Norcross and Ursula H. Norcross** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 79 according to the Survey of Final Plat of North Lake at Greystone Phase 3 as recorded in Map Book 23, Page 3, Shelby County, Alabama Records.

SUBJECT TO:


ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

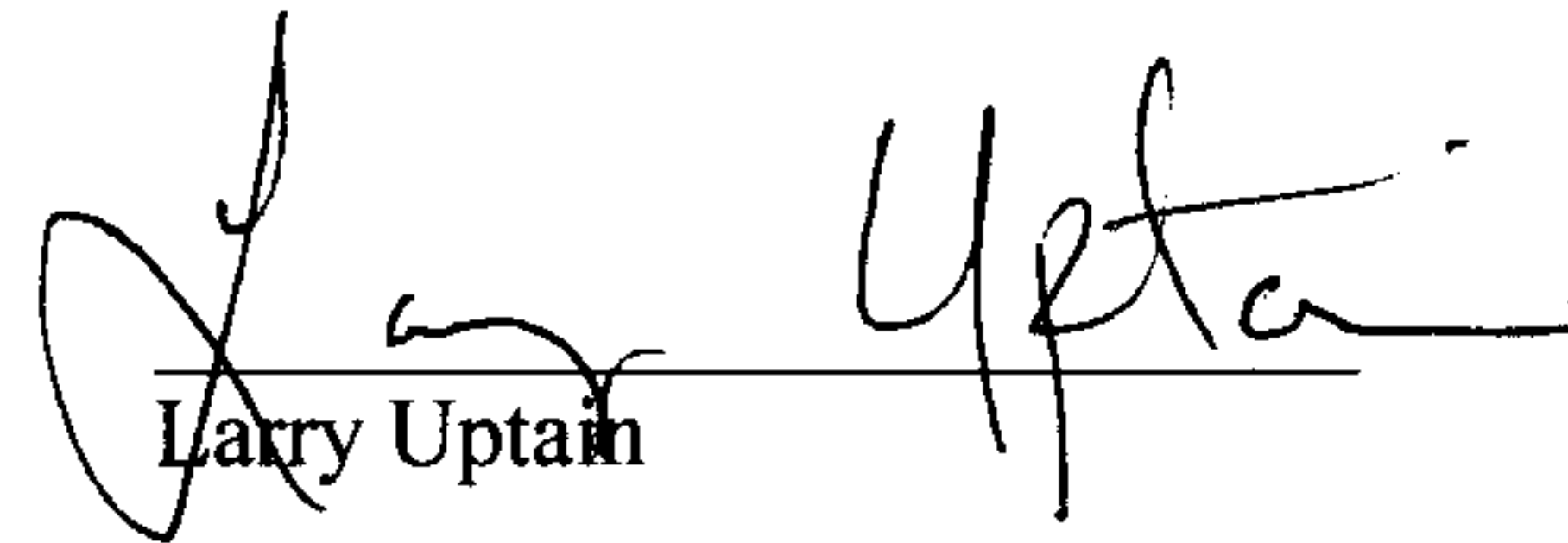
\$140,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.


20141110000353910 1/3 \$120.00
Shelby Cnty Judge of Probate, AL
11/10/2014 12:34:17 PM FILED/CERT

IN WITNESS WHEREOF, Grantor Larry Uptain has hereunto set his signature and seal on October 31, 2014.


Larry Uptain

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Uptain, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

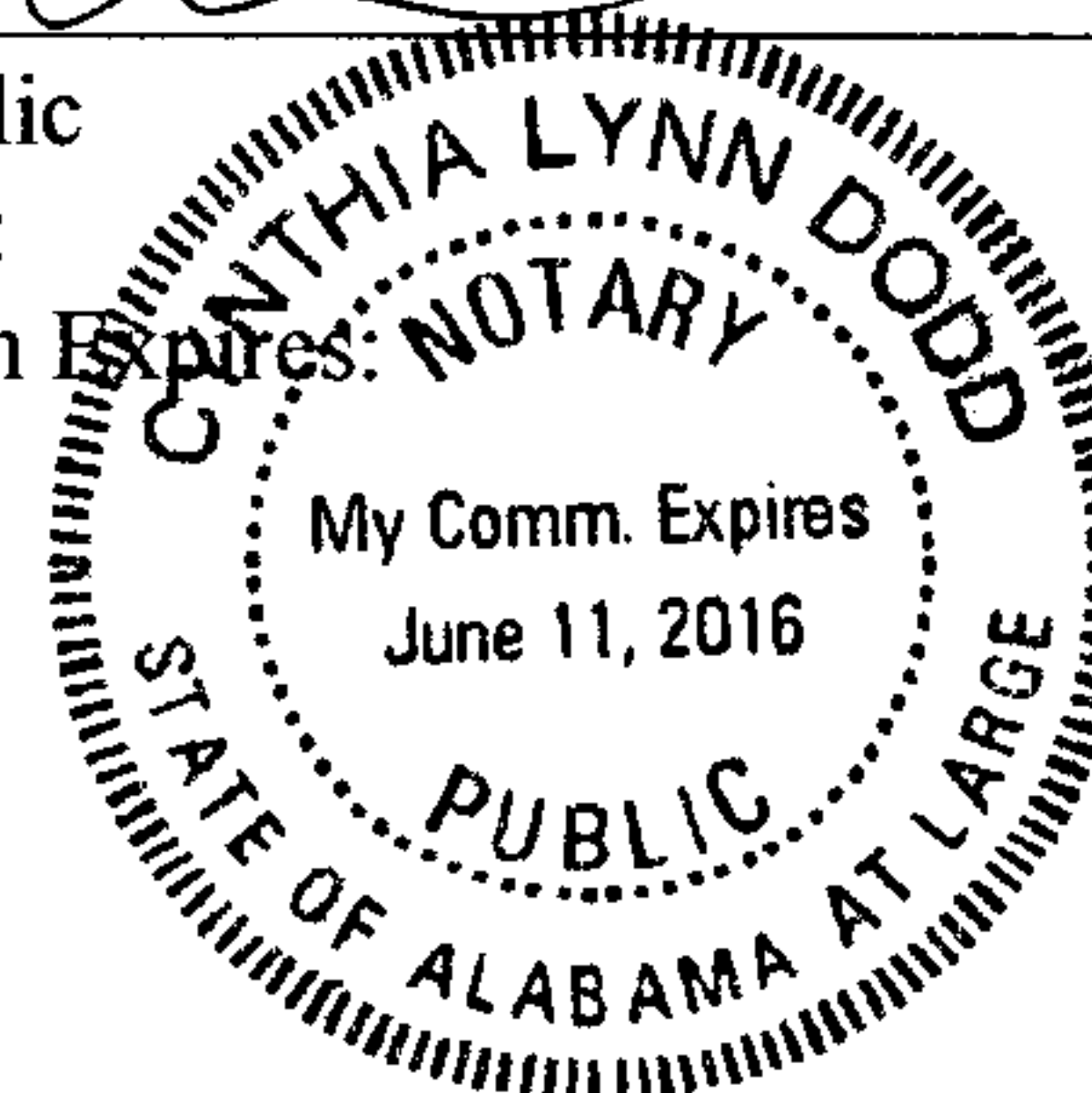
Given under my hand and official seal this the 31st day of October, 2014.

(NOTARIAL SEAL)



Notary Public

Print Name:

Commission Expires:



Shelby County: AL 11/10/2014
State of Alabama
Deed Tax: \$100.00


20141110000353910 2/3 \$120.00
Shelby Cnty Judge of Probate, AL
11/10/2014 12:34:17 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 Larry Upkari
Mailing Address _____

Grantee's Name John Mercross
Mailing Address 1501 Graystone Parc.
Circle
Birmingham, AL
35242

Property Address 440 N. Lake Rd.
Birmingham
AL
35242

Date of Sale 10-31-14
Total Purchase Price \$ 240,000.
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.

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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 11-1-14

Print Valerie A. England

Unattested _____

Sign Valerie A. England
(Grantor/Grantee/Owner/Agent) circle one

Verified by) _____

