

This Instrument was Prepared by:
Kim M. Perry
333 Normandy Lane
Chelsea, AL 35043

Send Tax Notice To: Don A. Maynor III
Michael Jackson Jr.

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of Two Hundred Eighty Five Thousand Seven Hundred Eleven Dollars and No Cents (\$285,711.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Kim M. Perry, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Don A. Maynor III and Michael Jackson Jr. (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 52, Courtyard Manor Subdivision a map or plat of which is recorded in Map Book 35, at Page 144 A & B, in the Probate Office of Shelby County, Alabama.

Together with: Beginning at a 5/8" rebar found at the intersection of the easterly line of Lot 52 of Courtyard Manor as recorded in Plat Book 35, Page 144, in the Office of the Judge of Probate for said County and the easterly right-of-way of Normandy Lane, also being the most southerly corner of said Lot 52; thence N 52 degrees 42 minutes 00 seconds E along the easterly line of said Lot 52 for a distance of 413.76 feet to the northeast corner of said Lot 52; thence S 87 degrees 32 minutes 28 seconds E for a distance of 49.28 feet to a point; thence S 56 degrees 41 minutes 31 seconds W for a distance of 452.75 feet to the Point of Beginning.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

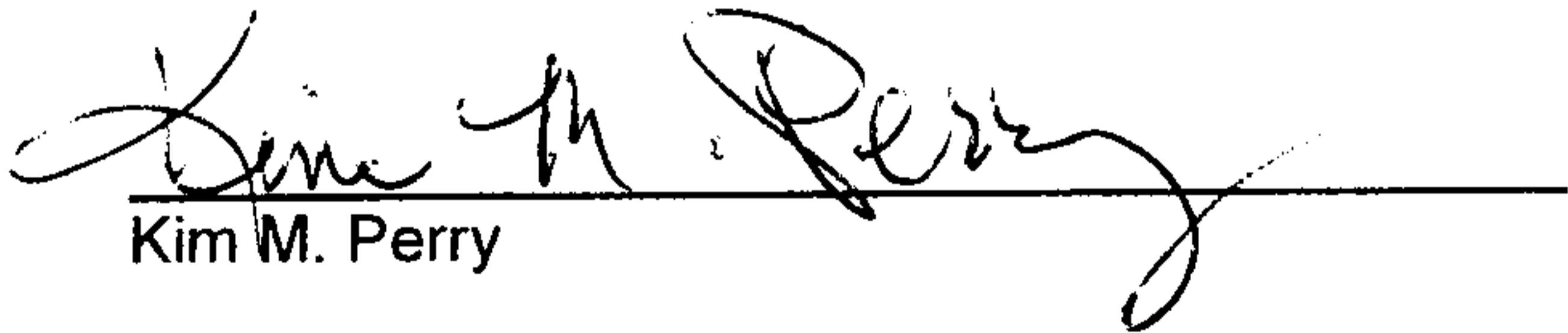
\$242,800.00 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.


Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than \$342,853.20 (120% of short sale price) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of November, 2014.


Kim M. Perry


20141209000386260 1/2 \$60.00
Shelby Cnty Judge of Probate, AL
12/09/2014 11:39:59 AM FILED/CERT

State of Alabama


} General Acknowledgment

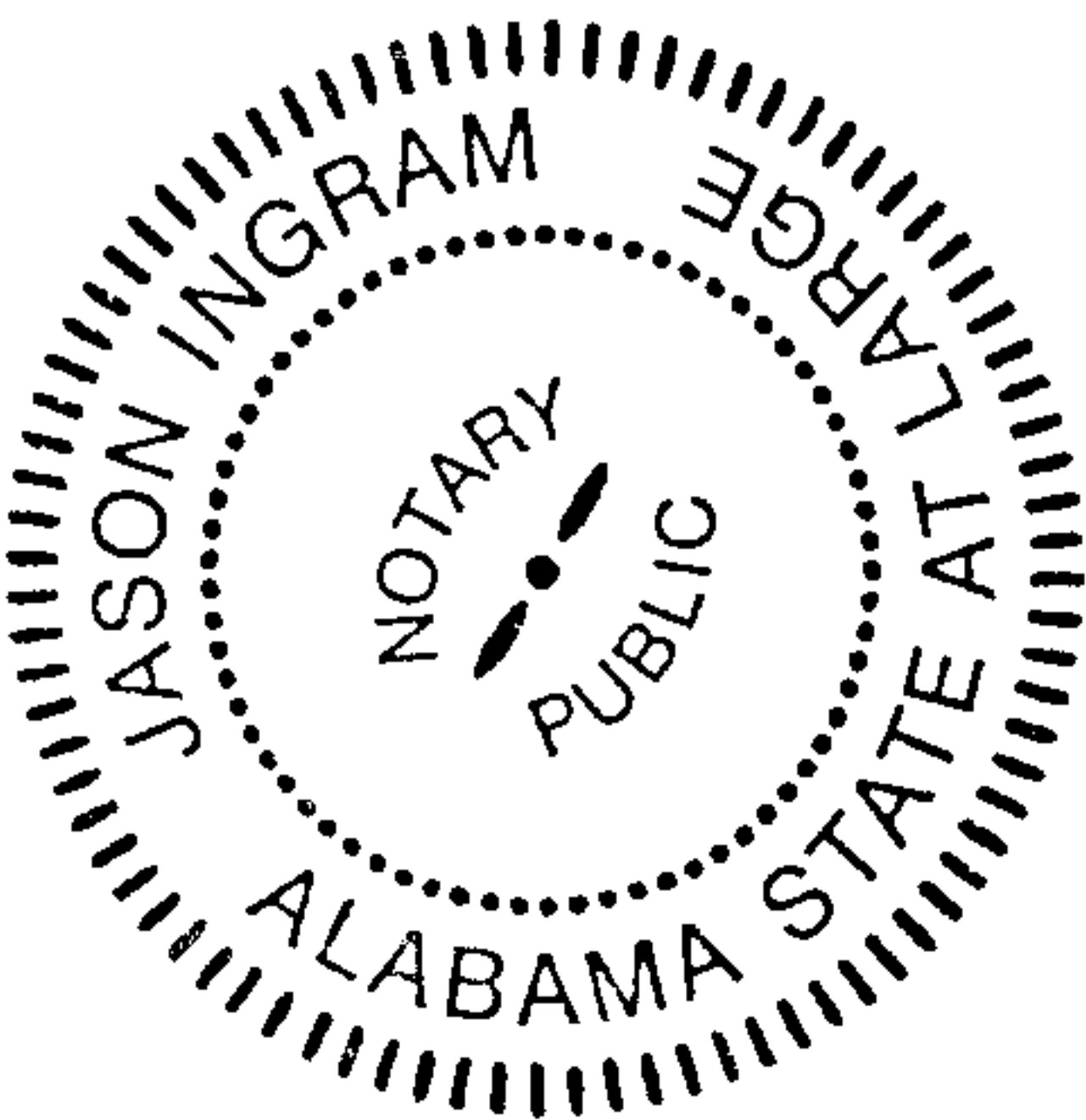
Shelby County

I, W. Jason Ingram, a Notary Public in and for the said County, in said State, hereby certify that Kim M. Perry, a single woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 6th day of November, 2014.

Shelby County, AL 12/09/2014
State of Alabama
Deed Tax: \$43.00


Notary Public, State of Alabama
W. Jason Ingram
Printed Name of Notary
My Commission Expires
July 12, 2015



Real Estate Sales Validation Form

17⁰⁰
43⁰⁰
605

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Kim M. Perry

Grantee's Name Don A. Maynor III
Michael Jackson Jr.

Mailing Address 333 Normandy Lane
Chelsea, AL 35043

Mailing Address

Property Address 333 Normandy Lane
Chelsea, AL 35043

Date of Sale November 06, 2014

Total Purchase Price \$285,711.00

or

Actual Value

or

Assessor's Market Value



20141209000386260 2/2 \$60.00
Shelby Cnty Judge of Probate, AL
12/09/2014 11:39:59 AM FILED/CERT

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 - 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 of 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 November 06, 2014

Print Kim M. Perry

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one