

SEND TAX NOTICE TO:

JANET MAYNARD

305 Carriage Ln
Alabaster, AL 35007

20141223000403680 1/2 \$47.00
Shelby Cnty Judge of Probate, AL
12/23/2014 02:21:18 PM FILED/CERT

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA

Shelby COUNTY

Know All Men by These Presents: That for and in consideration of **THIRTY Thousand and 00/100 (\$30,000.00)** in hand paid to the undersigned **ALAMERICA BANK**, hereinafter referred to as "Grantor") by **JANET MAYNARD AND BRIAN MAYNARD**, hereinafter referred to as GRANTEE(S), I the said Grantor do hereby grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in County of Shelby State of Alabama, to-wit:

LOT 817, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, 8TH ADDITION, AS RECORDED IN MAP BOOK 32, PAGE 42, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record. Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD to Grantee, their heirs and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 22nd day of December, 2014.

ALAMERICA BANK.

BY: Lawrence R. Tate
LAWRENCE R. TATE, PRESIDENT AND CEO

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said State, hereby certify that LAWRENCE R. TATE, PRESIDENT AND CEO OF ALAMERICA BANK 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 22nd day of December, 2014

Keslee Anne McGhee
NOTARY PUBLIC

My commission expires: 7/31/14

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

Shelby County, AL 12/23/2014
State of Alabama
Deed Tax: \$30.00

Real Estate Sales Validation Form

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

Grantor's Name ALAMERICA BANK
Mailing Address: 2170 HIGHLAND AVENUE S., STE 150
BIRMINGHAM, AL 35205

Grantee's Name JANET MAYNARD

Mailing Address:

305 Carriage Ln
Alabaster, AL
35007

Property Address LOTS 817 GRANDE VIEW ESTATES

Date of Sale: December 22, 2014

Total Purchaser Price \$30000.00

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 – 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 12/22/14

Print Lawrence R. Tate

Unattested

Cheryl M. Tate
(verified by)

Sign

Lawrence R. Tate

(Grantor/Grantee/Owner/Agent) circle one

7/31/17

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