

This instrument prepared by:
Christa C. Ketchum
Law Office of Christa C. Ketchum, LLC
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Bhavinkumar Parsotambhai Patel
3074 Arbor Bend
Birmingham, AL 35244

GENERAL WARRANTY DEED

20150106000006050 1/2 \$85.00
Shelby Cnty Judge of Probate, AL
01/06/2015 02:03:22 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Forty Thousand And No/100 Dollars (\$340,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Stephen L. Wallace and Jeanie P. Wallace**, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Bhavinkumar Parsotambhai Patel** (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**:

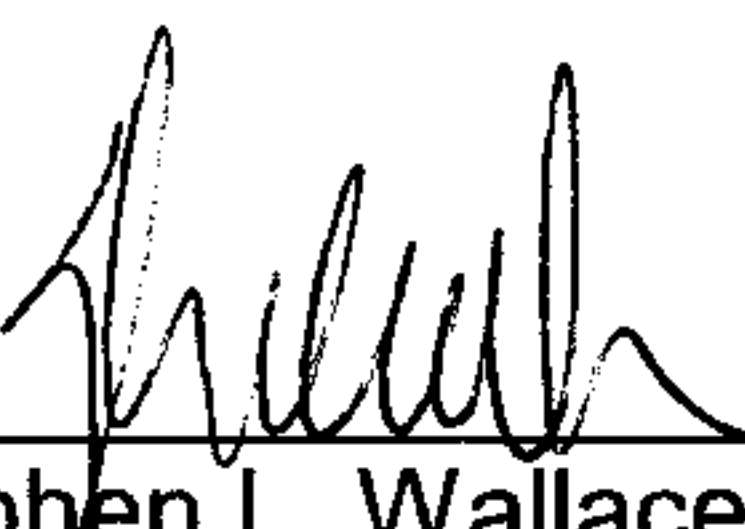
Lot 205, according to the Final Plat of Arbor Hill Phase IV, as recorded in Map Book 35, Page 52, in the Probate Office of Shelby County, Alabama.

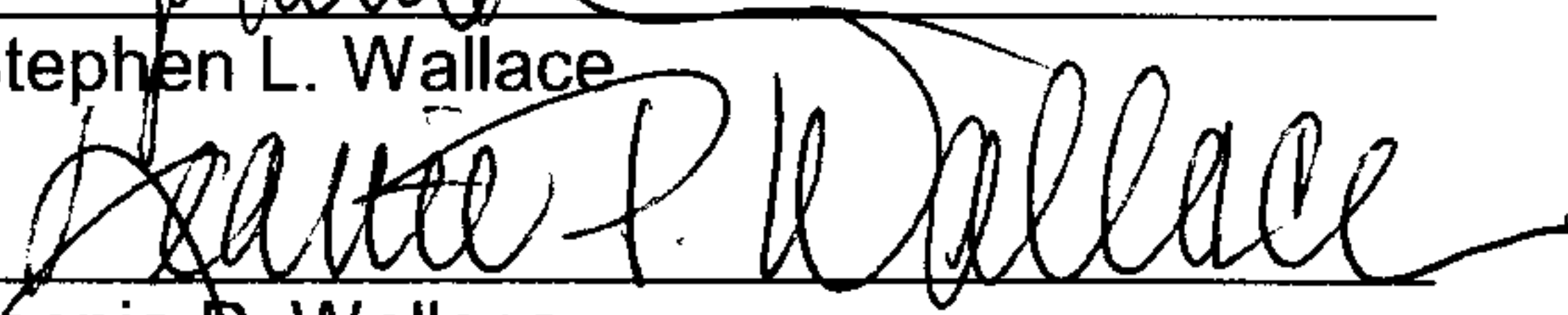
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Seventy-Two Thousand And No/100 Dollars (\$272,000.00) 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 December 29, 2014.




Stephen L. Wallace


Jeanie P. Wallace

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Stephen L. Wallace and Jeanie P. Wallace, whose names are signed to the foregoing instrument, 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 of the same bears date.

Given under my hand and Official seal this 29th day of December, 2014.



Notary Public

Shelby County, AL 01/06/2015
State of Alabama
Deed Tax: \$68.00



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Stephen L. Wallace and Jeanie P. Wallace	Grantee's Name	Bhavinkumar Parsotambhai Patel
Mailing Address	3074 Arbor Bend Birmingham, AL 35244	Mailing Address	409 Royal Oaks Drive Birmingham, AL 35244
Property Address	3074 Arbor Bend Birmingham, AL 35244	Date of Sale	December 29, 2014
		Total Purchase Price	\$340,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Stephen L. Wallace and Jeanie P. Wallace, 3074 Arbor Bend, Birmingham, AL 35244.

Grantee's name and mailing address - Bhavinkumar Parsotambhai Patel, 409 Royal Oaks Drive, Birmingham, AL 35244.

Property address - 3074 Arbor Bend, Birmingham, AL 35244

Date of Sale - December 29, 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: December 29, 2014

Sign  Agent

