

NTC1500024

Send Tax Notice:

John L. Mitchell

3 Lancaster Circle

Shoal Creek, AL 35242

This Instrument Prepared By:

Stewart & Associates, P. C.

3595 Grandview Pkwy Ste 645

Birmingham, AL 35243

STATE OF ALABAMA

COUNTY OF Shelby

20150205000038970 1/2 \$136.00
Shelby Cnty Judge of Probate, AL
02/05/2015 01:27:26 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that inconsideration of the sum of **One Hundred Nineteen Thousand and 00/100 Dollars Dollars (\$119,000.00)** and other good and valuable consideration in hand paid to the undersigned, **Thompson Realty Co., Inc.** (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto **John L. Mitchell (hereinafter "Grantees")**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, State of Alabama, to wit:

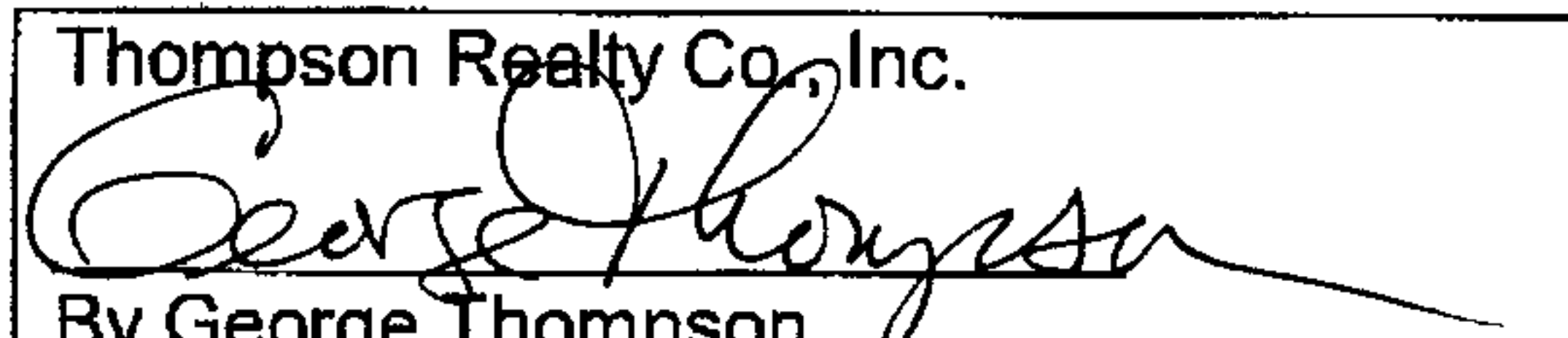
Lot 55, according to the Survey of Shoal Creek Subdivision as recorded in Map Book 6, Page 150 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, easements, conditions, covenants and restrictions of record.

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

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

WITNESS my hand and seal this 3rd day of February, 2015

Thompson Realty Co., Inc.

By George Thompson
Its: President

STATE OF ALABAMA

COUNTY OF SHELBY

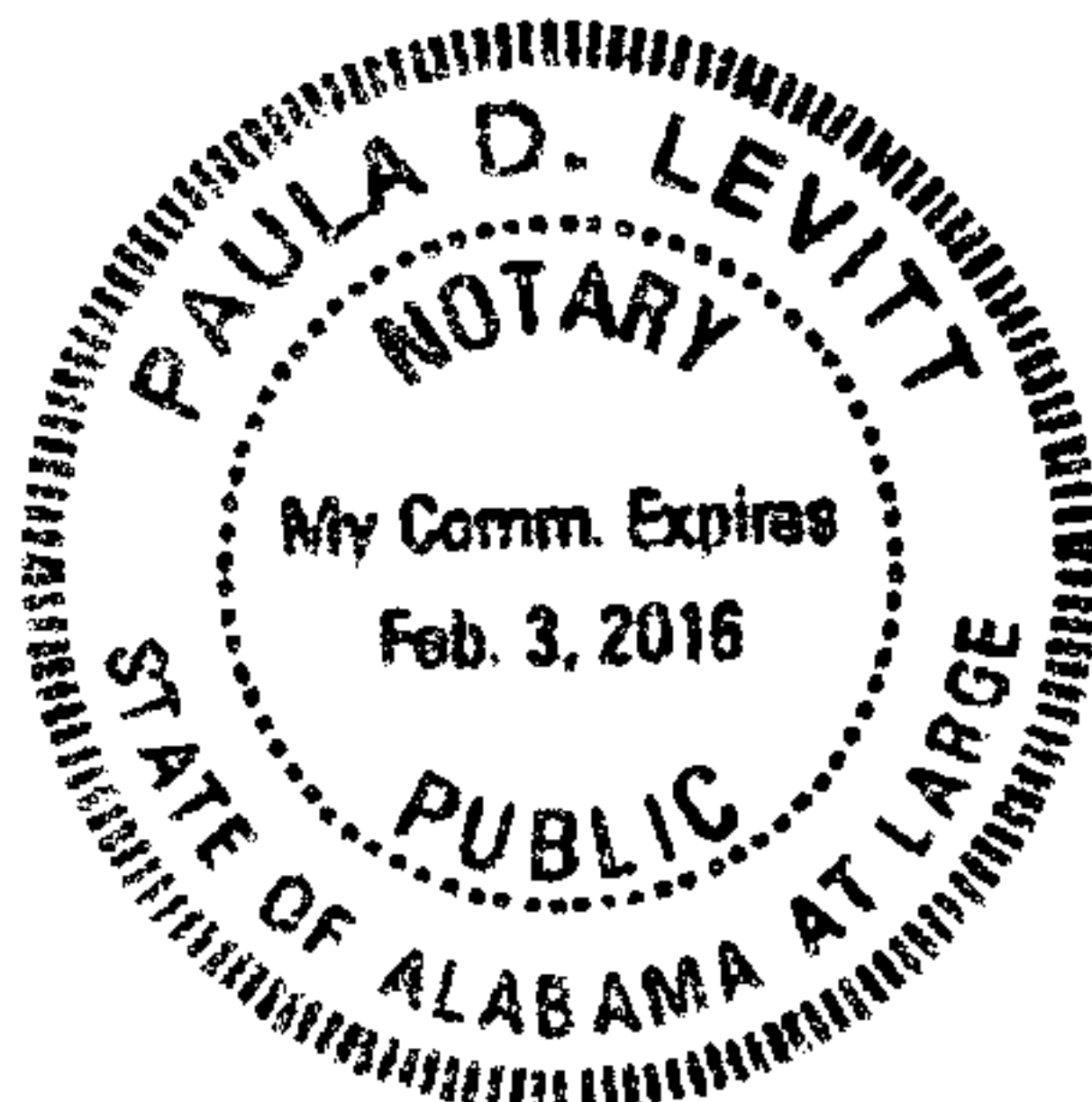
I, the undersigned Notary Public in and for said County and State, hereby certify that George Thompson whose name as President for Thompson Realty Co., Inc., an Alabama Corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the same bears date..

20 15 GIVEN under my hand and seal this the 3 day of Feb


Notary Public

My Commission Expires:

2 - 3, 2016



Shelby County, AL 02/05/2015
State of Alabama
Deed Tax: \$119.00

Real Estate Sales Validation Form

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

Grantor's Name: Thompson Realty Co., Inc.
Mailing Address: 103 Carnoustie
Shoal Creek, AL
35242

Grantee's Name: John L. Mitchell
Mailing Address: 3 Lancaster Circle
Shoal Creek, AL 35242

Date of Sale: 2/3/2015

Property Address: 2 Muirfield Village
Shoal Creek, AL 35242

Total Purchase Price: \$119,000.00
or

Actual Value: \$ n/a
or

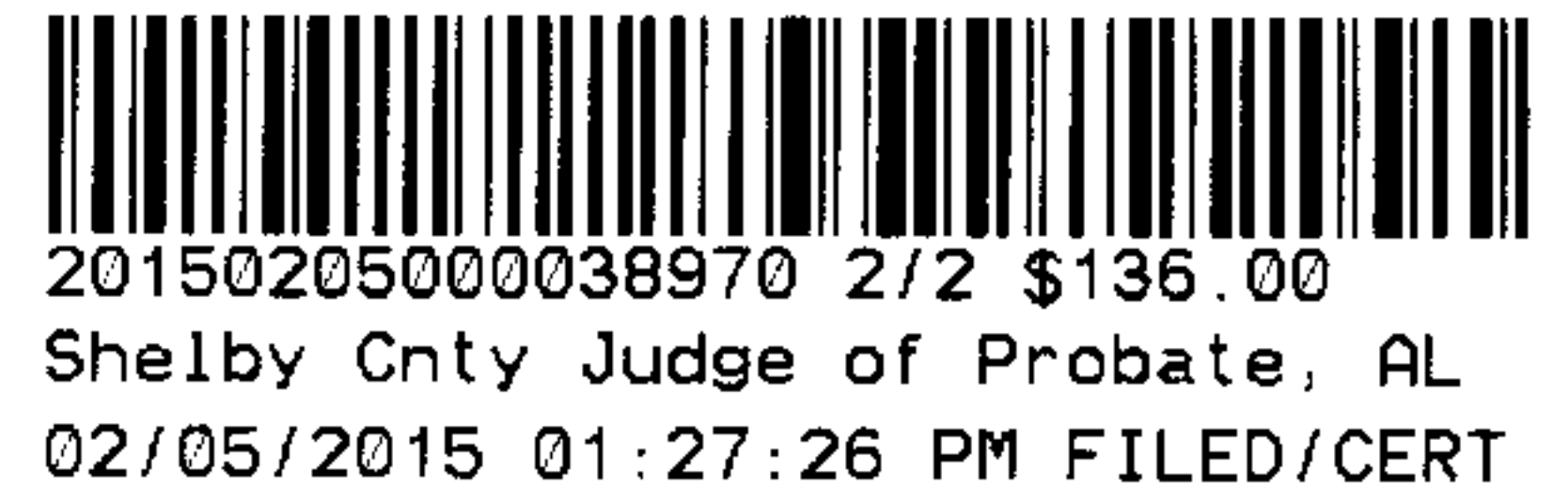
County: Shelby

Assessor's Market Value: \$ n/a

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.

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: 2/3/2015

Print: Michelle Pouncey

☐ Unattested

(verified by)

Sign

Michelle Pouncey
(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1