



20150427000135240 1/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
04/27/2015 11:46:36 AM FILED/CERT

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Walter W. McDaniel, Jr.  
335 Stonecreek Circle  
Helena, Alabama 35080

## WARRANTY DEED

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Eighty-Five Thousand and 00/100 Dollars (\$185,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Crystal Moore Flowers and her husband Andrew James Flowers**

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**Walter W. McDaniel, Jr.**

(hereinafter referred to as "Grantee") the following described real estate situated in **Jefferson** County, Alabama to-wit:

**See Exhibit "A" attached hereto**

**\$179,450.00** of the proceeds come from a mortgage recorded simultaneously herewith.  
**Crystal Moore Flowers is one and the same as Crystal Joy Moore grantee in deed in Instrument 20080805000313970. Andrew James Flowers executes this deed solely in compliance with Alabama Code Section 6-10-3 and does not provide any warranty of title.**

Subject to: (1) 2015 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantor; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **his** heirs and assigns, forever;

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

IN WITNESS WHEREOF, we have set our hands and seal, this **22nd day of April, 2015**.

*Crystal Moore Flowers* (Seal)  
Crystal Moore Flowers

*Andrew James Flowers* (Seal)  
Andrew James Flowers

Shelby County, AL 04/27/2015  
State of Alabama  
Deed Tax: \$6.00

STATE OF ALABAMA  
JEFFERSON COUNTY


I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Crystal Moore Flowers and Andrew James Flowers** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **22nd day of April, 2015**.



*David P. Condon*  
Notary Public: David P. Condon  
My Commission Expires: 02/12/2018

# Exhibit "A"

  
20150427000135240 2/3 \$26.00  
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Lot 1529, according to the Survey of Old Cahaba IV, 2nd Addition, Phase Four, as recorded in Map Book 33, page 131, in the Probate Office of Shelby County, Alabama.

AND

Lot 1529-A, according to the Survey of Old Cahaba IV, 2nd Addition, Phase Four, Lake Access, as recorded in Map Book 34, page 105, in the Probate Office of Shelby County, Alabama.



### REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1  
Grantor Name: **Crystal Moore Flowers** Date of Sale: **April 22nd, 2015** Error! Switch  
argument not specified.

Mailing Address: **335 Stonecreek Circle**  
**Helena, Alabama, 35080**

Total Purchase Price: **\$185,000.00**

Or

Actual Value: \$ \_\_\_\_\_

Property Address: **335 Stonecreek Circle**  
**Helena, Alabama, 35080**

Or

Assessor's Market Value: \$ \_\_\_\_\_

Grantee Name: **Walter W. McDaniel, Jr.**

Mailing Address: **purchasers add**  
**purchasers city, purchasers state, purchaser zip**

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 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 Section 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 Section 40-22-1 (h).

Date: **April 22nd, 2015**

Print: \_\_\_\_\_

☐ Unattested

(verified by)

Sign: \_\_\_\_\_

Crystal Moore Flowers  
Grantor/Grantee/Owner/Agent) circle one