

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Emily J. Harrell
5024 English Turn
Birmingham, AL 35242

20150501000142330
05/01/2015 08:30:37 AM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Fifty Thousand And No/100 Dollars (\$250,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Thomas L. McAvoy, III and wife, Nina L. McAvoy, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Emily J. Harrell (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 72, according to the Survey of Final Recorded Plat of Greystone Farms, English Turn Sector - Phase Two, as recorded in Map Book 21, page 46, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH the non-exclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Farms Declaration of Covenants, Conditions and Restrictions recorded as Instrument #1995-16401 in the Probate Office of Shelby County, Alabama, and all amendments thereto.

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 Twenty-Five Thousand And No/100 Dollars (\$225,000.00) 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 April 23, 2015.

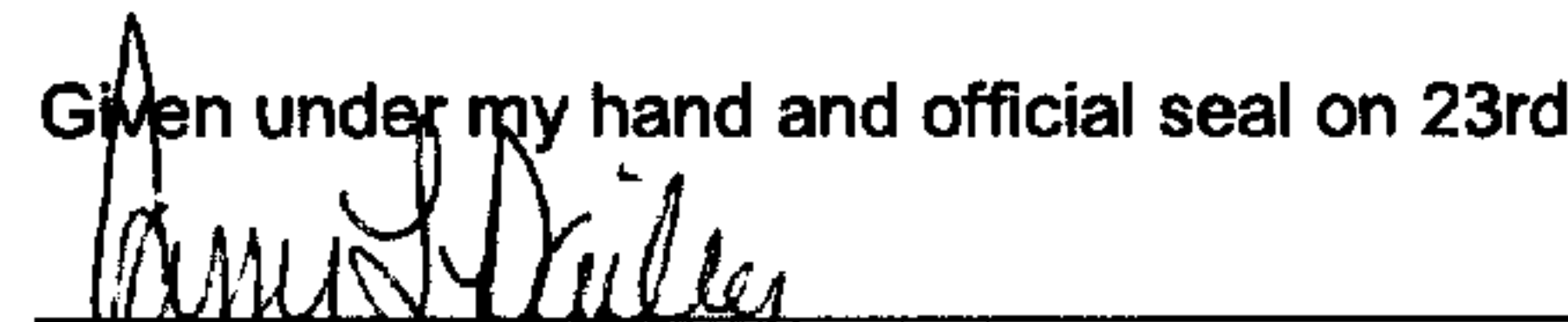

Thomas L. McAvoy, III

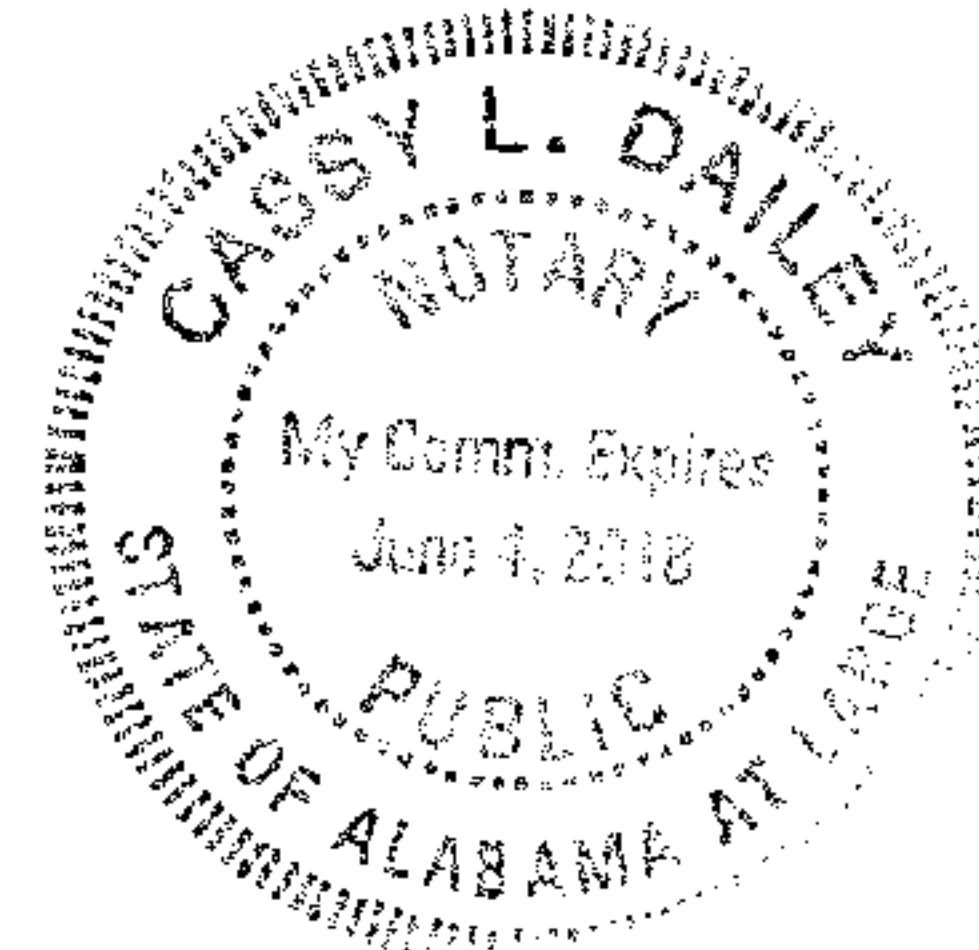

Nina L. McAvoy

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas L. McAvoy and Nina L. McAvoy, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 23rd day of April, 2015.


Notary Public
My commission expires:



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

Grantor's Name Thomas L. McAvoy, III

Grantee's Name Emily J. Harrell

Mailing Address 5024 English Turn
Birmingham, AL 35242

Mailing Address 4031 Milners Cresent
Birmingham, AL 35242

Property Address 5024 English Turn
Birmingham, AL 35242

Date of Sale April 23, 2015

Total Purchase Price \$250,000.00

20150501000142330

or

Actual Value

\$

05/01/2015 08:30:37 AM

or

Assessor's Market Value

\$

DEEDS 2/2

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 - Thomas L. McAvoy, III, 5024 English Turn, Birmingham, AL 35242.

Grantee's name and mailing address - Emily J. Harrell, 4031 Milners Cresent, Birmingham, AL 35242.

Property address - 5024 English Turn, Birmingham, AL 35242

Date of Sale - April 23, 2015.

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.

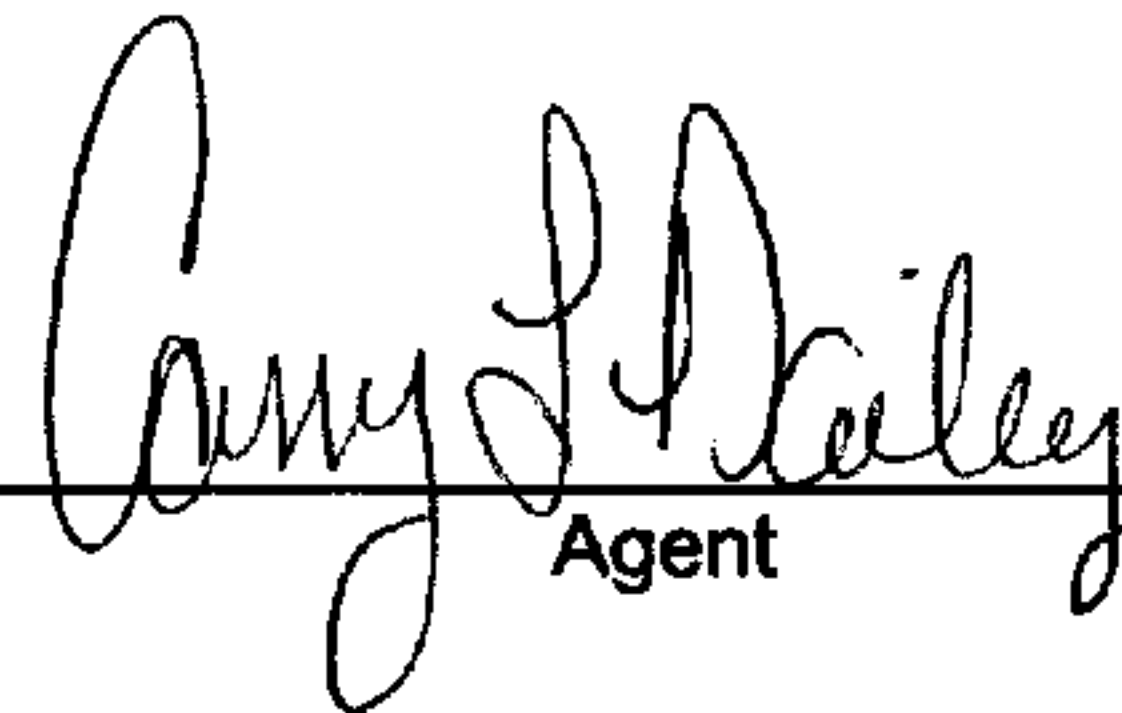
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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: April 23, 2015

Sign


Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/01/2015 08:30:37 AM
\$42.00 CHERRY
20150501000142330

