



20150511000155330 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
05/11/2015 02:07:52 PM FILED/CERT

This instrument was Prepared by:
Michael T. Fix
223 Mountain Lake Trail
Alabaster, AL 35007

Send Tax Notice To: Whitney M. Jones
223 Mountain Lake Trail
Alabaster, AL 35007

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of One Hundred Ninety Nine Thousand Dollars and No Cents (\$199,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Michael T. Fix, A Single Man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Whitney M. Jones (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 11, according to the Survey of Mountain Lake, as recorded in Map Book 31, Page 129, in the Probate Office of Shelby County, Alabama.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$195,395.00 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of April, 2015.

Michael T. Fix

Michael T. Fix

Shelby County, AL 05/11/2015
State of Alabama
Deed Tax: \$4.00

State of DELAWARE

NEW
CASTLE County

} General Acknowledgment

I, MARY E. McMAHON, a Notary Public in and for the said County, in said State, hereby certify that Michael T. Fix, A Single Man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29th day of April, 2015.

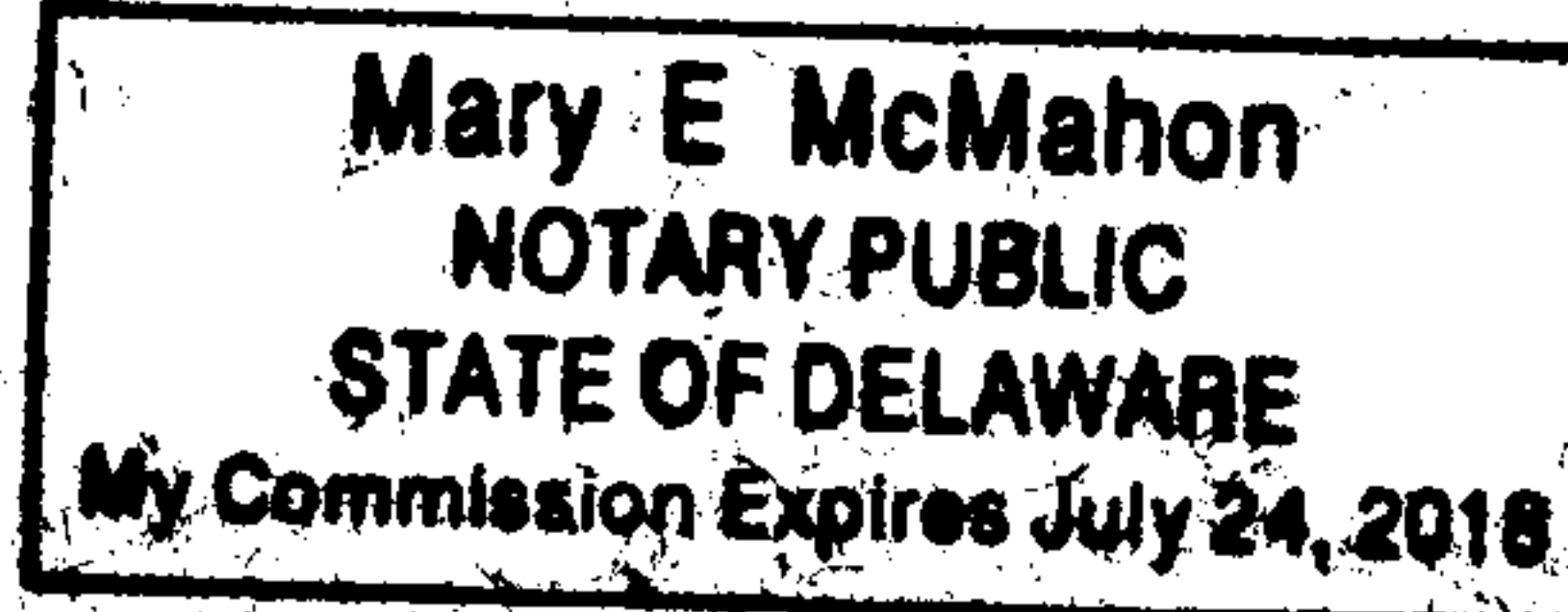
Mary E. McMahon

Notary Public, State of DELAWARE

MARY E. McMAHON

Printed Name of Notary

My Commission Expires: JULY 24, 2018



Real Estate Sales Validation Form

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

Grantor's Name Michael T. Fix

Grantee's Name Whitney M. Jones

Mailing Address 223 Mountain Lake Trail
Alabaster, AL 35007

Mailing Address 223 Mountain Lake Trail
Alabaster, AL 35007

Property Address 223 Mountain Lake Trail
Alabaster, AL 35007

Date of Sale April 30, 2015
Total Purchase Price \$199,000.00

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)

_____ Bill of Sale

_____ Sales Contract

X Closing Statement

_____ Appraisal

_____ Other



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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 of 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 30, 2015

Print Jessica C Pugh

Unattested

(verified by)

Sign Jessica C Pugh
(Grantor/Grantee/Owner/Agent) circle one