

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
2012 Lancaster Road
Homewood, AL 35209

Send Tax Notice To: Maureen Small
701 Talon Cove
Birmingham, AL 35242

File No.: 201550

WARRANTY DEED


20150618000204470 1/3 \$115.00
Shelby Cnty Judge of Probate, AL
06/18/2015 11:01:22 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Sixty Thousand Dollars and No Cents (\$260,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Thomas C. Stapleton and Joan B. Stapleton, husband and wife**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Maureen Small**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 701 Talon Cove, Birmingham, AL 35242**; to wit;

LOT 36, ACCORDING TO THE AMENDED AND CORRECTED MAP OF EAGLE TRACE, PHASE 1, AS RECORDED IN MAP BOOK 29, PAGE 142, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. **Ad Valorem Taxes for 2015 and subsequent years.**
2. **25 ft building line, 5 ft utility easement, 19 ft sanitary sewer easement on south and 25 ft planted buffer on South as shown by recorded map.**
3. **Restrictions in #2002-288330.**
4. **Right of way to Shelby County in Deed Volume 278, Page 889.**
5. **Right of way to State of Alabama for widening of Hwy 280 in Probate Minutes 42, Page 267.**
6. **Right of way to Shelby County in Volume 278, Page 893.**
7. **Right of way to Alabama Power Company in Volume 111, Page 408; Volume 124, Page 491; Volume 124, Page 516 and Volume 146, Page 408.**
8. **Restrictions or Covenants and limitations in Volume 206, Page 448.**
9. **Restrictions in #2002-268330**
10. **Resolution in #2002-275190.**
11. **Minerals and mining rights not owned by Grantor.**

\$165,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan 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 3rd day of

June, 2015


Thomas C. Stapleton


Joan B. Stapleton

Shelby County, AL 06/18/2015
State of Alabama
Deed Tax: \$95.00

State of Kentucky

County of Kenton

I, Lisa Race, a Notary Public in and for the said County in said State, hereby certify that Joan B. Stapleton, 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 this the 3rd day of June, 2015.

Lisa Race
Notary Public, State of Kentucky

My Commission Expires: 11-4-15

State of KENTUCKY

County of Kenton

I, Lisa Race, a Notary Public in and for the said County in said State, hereby certify that Joan B. Stapleton, 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 this the 3rd day of June, 2015 .

Lisa Race
Notary Public, State of Kentucky

My Commission Expires: 11-4-15



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TLS
JP

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 C. Stapleton	Grantee's Name	Maureen Small
	Joan B. Stapleton		
Mailing Address	3818 Hope Lane	Mailing Address	701 Talon Cove
	Erlanger, KY 41018		Birmingham, AL 35242
Property Address	701 Talon Cove	Date of Sale	June 09, 2015
	Birmingham, AL 35242	Total Purchase Price	\$260,000.00
		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	☐ 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.

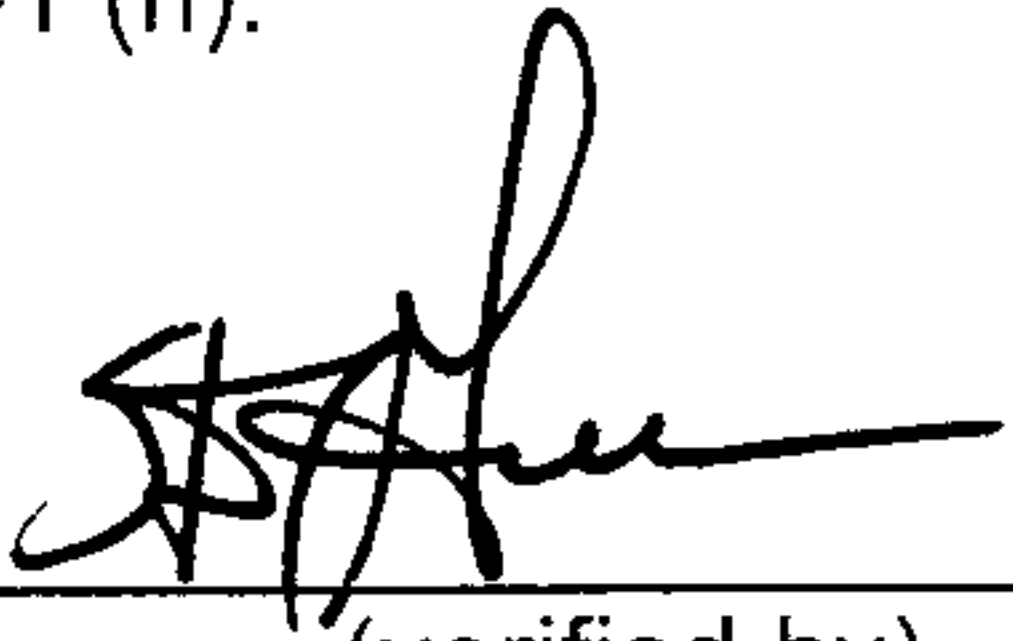
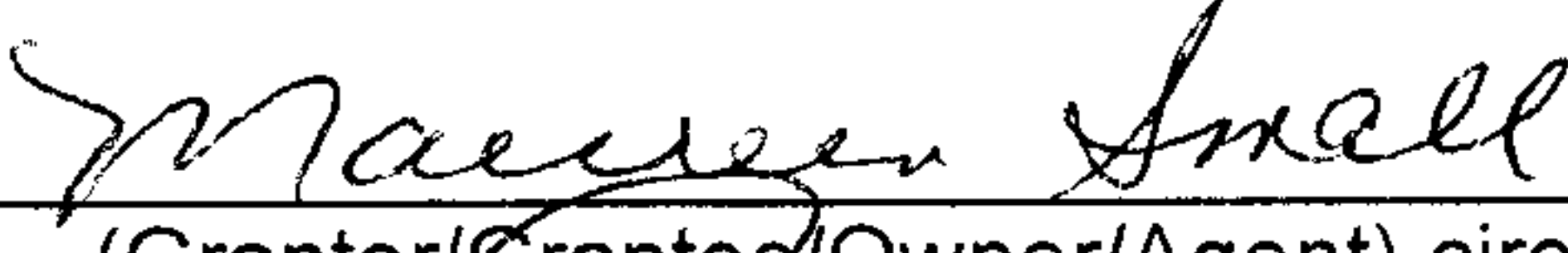
Date of Sale - the date on which interest to the property was conveyed.

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 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	June 03, 2015	Print	Maureen Small
☐ Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

