

This document prepared by:  
Stuart Y. Johnson  
Stuart Y. Johnson, LLC  
4 Office Park Cir., Ste. 106  
Birmingham, AL 35223

Send Tax Notice To:  
William T. Davidson, III  
7004 Inverness Green  
Lane  
Hoover, AL 35242



20150710000233220 1/3 \$245.00  
Shelby Cnty Judge of Probate, AL  
07/10/2015 10:44:13 AM FILED/CERT

### GENERAL WARRANTY DEED

STATE OF ALABAMA)  
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the sum of Two Hundred Twenty-Four Thousand Six Hundred and No/100 Dollars (\$224,600.00) to the undersigned GRANTOR(S), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, MARY ELIZABETH WALKER, a single woman (herein referred to as GRANTOR(S)), does hereby grant, bargain, sell and convey unto WILLIAM T. DAVIDSON, III (herein referred to as GRANTEE(S)), the following described real estate situated in SHELBY County, Alabama:

Lot 28, according to the Survey of Inverness Green, as recorded in Map Book 21, Page 6, in the Probate Office of Shelby County, Alabama.

Less and except that portion conveyed to Shelby County as shown on the right of way map of Project No. STPBH-9802 (905) and as described in deed recorded in Instrument No. 20150619000206890, in the Probate Office of Shelby County, Alabama.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. All matters of public record including but not limited to easements, restrictions, covenants, set back lines, rights-of-way, and limitations, if any;
2. 2015 Property Taxes and subsequent years which are not yet due and payable;
3. Easement(s), building line(s) and restriction(s) as shown on recorded map;
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, and rights set out in Deed Book 48, Page 427 and Deed Book 65, Page 97 and as shown in Volume 543, Page 232, in the Probate Office of Shelby County, Alabama;
5. Building lines, setbacks and easements as shown on that certain Plat Map recorded in Map Book 21, Page 6, in said probate office;
6. Covenants, conditions and restrictions (deleting therefrom any restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin) as set forth in Inst. No. 1993-37136, in said probate office;
7. Right of way to Alabama Power Company as set forth in Deed Book 315, Page 813; Real 105, Page 875; Real 34, Page 614 and Real 333, Pages 158 and 163, in said probate office;
8. Easement to Water Works and Sewer Board of the City of Birmingham as shown by Instrument recorded in Real 131, Page 763, in said probate office;
9. Easement to Southern Life and Health Insurance Company in Agreement with 2154 Trading Corporation as shown by instrument recorded in Real 169, page 384, in said probate office;

Shelby County, AL 07/10/2015  
State of Alabama  
Deed Tax: \$225.00

10. Deed and Agreement by and between Metropolitan Life Insurance Company, Inverness Point Homeowners Association, Inc. and City of Hoover in regard to sanitary sewer treatment facility as recorded in Real 314, page 561 and Agreement and Assignment as recorded in Real 328, page 64 and Supplemental Deed and Agreement in Real 365, page 876, in said probate office; and
11. Agreement as set out in Instrument No. 1995-7563, Inst. No. 1995-14190 and Inst. No. 1997-23229, in said probate office.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 9<sup>th</sup> day of July, 2015.

GRANTOR(S):

*Mary Elizabeth Walker*

BY: MARY ELIZABETH WALKER



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STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

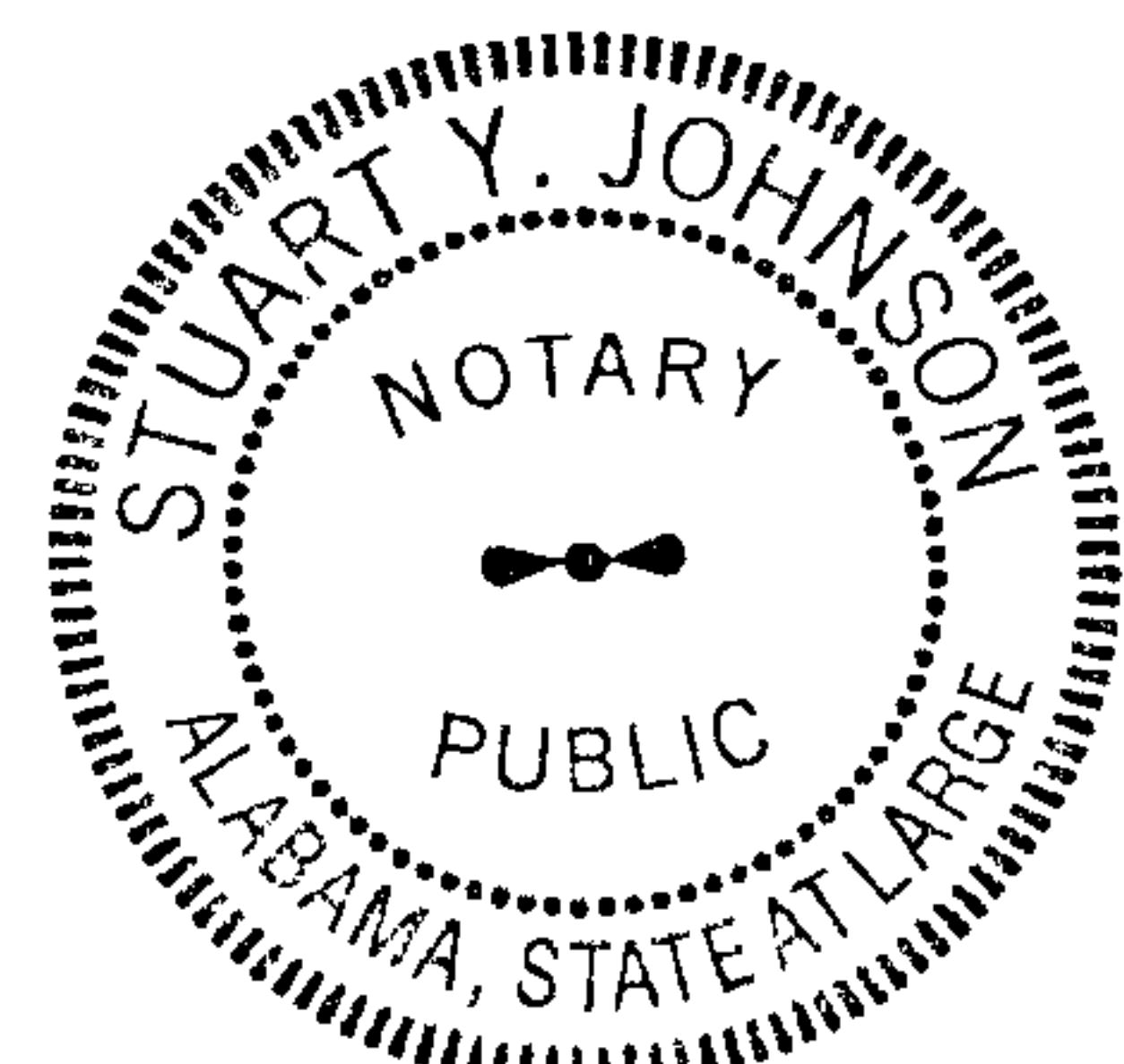
I, Stuart Y. Johnson, a Notary Public in and for said County, and in said State, hereby certify that MARY ELIZABETH WALKER, whose name is signed to the foregoing instrument and who is/are known to me, acknowledged before me on this day that being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 9<sup>th</sup> day of July, 2015.

*Stuart Y. Johnson*  
NOTARY PUBLIC:

My commission expires: 3-6-2019

SEAL



## Real Estate Sales Validation Form

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

Grantor's Name Mary Elizabeth Walker  
Mailing Address 7004 Inverness Green Ln  
Hoover, AL 35242

Grantee's Name William T. Davidson, III  
Mailing Address 7004 Inverness Green Ln  
Hoover, AL 35242

Property Address 7004 Inverness Green Lane  
Hoover, AL 35242

Date of Sale 7/9/15  
Total Purchase Price \$ 224,600.00  
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  
 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 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).

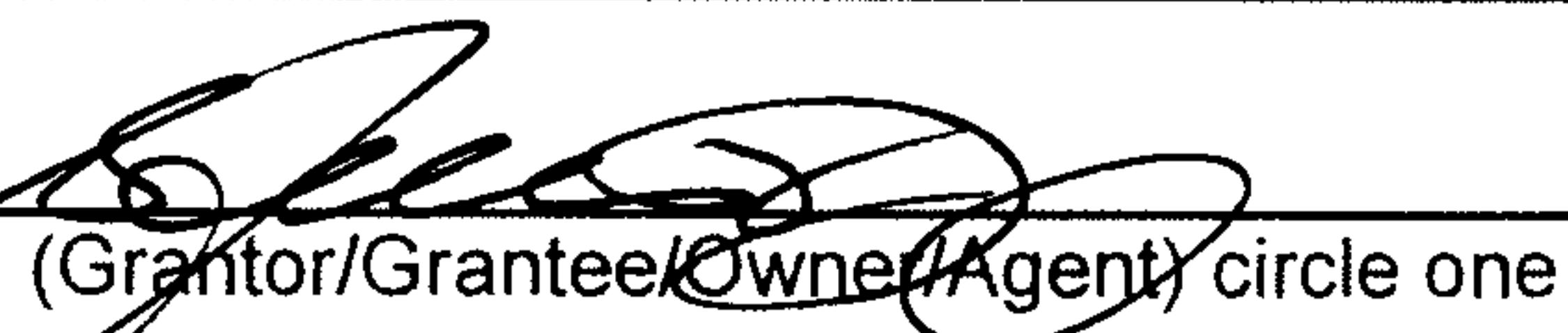
Date 7/9/15

Print Stuart Y. Johnson, LLC by Its Member, Stuart Y. Johnson

Unattested

Sign

(verified by)

  
(Grantor/Grantee/Owner/Agent) circle one