

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

SEND TAX NOTICE TO:
Monica M. McGuyer
110 Talon Parkway
Birmingham, AL 35242

20151020000366630
10/20/2015 03:52:30 PM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Ninety-Nine Thousand And No/100 Dollars (\$199,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Persephone Papadenis by Carol Hostettler, her Attorney-in-Fact, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Monica M. McGuyer (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 238, according to the Map and Survey of Eagle Point, 2nd Sector - Phase 1, as recorded in Map Book 18, Page 2, in the Office of the Judge of Probate of Shelby County, Alabama.

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.

One Hundred Forty-Nine Thousand Two Hundred Fifty And No/100 Dollars (\$149,250.00) 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.

Persephone Papadenis is the surviving grantee in Instrument #1994-20334, Themis Papadenis having died on or about November 14, 2004. Persephone Papadenis is an unmarried woman.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on October 16, 2015.

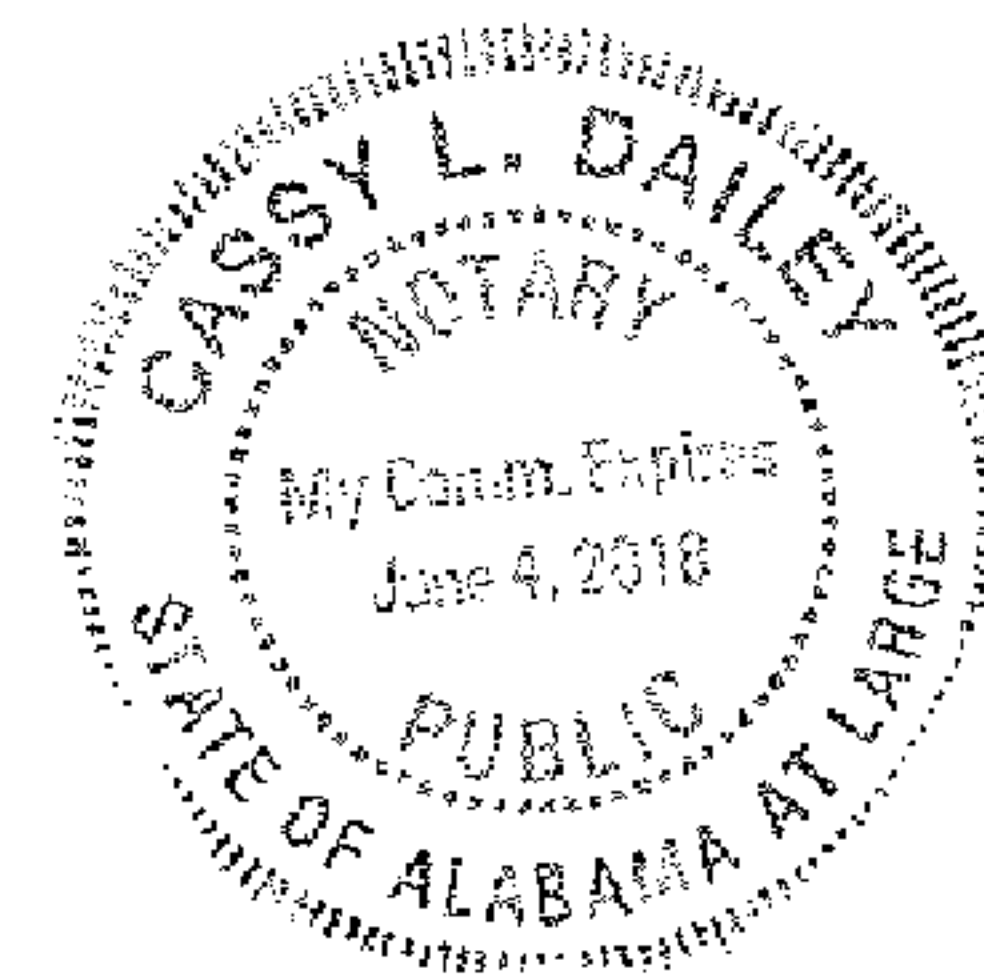
Persephone Papadenis by Carol Hostettler, her Attorney-in-fact
Persephone Papadenis by Carol Hostettler, her Attorney-in-Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Carol Hostettler, individually, and as Attorney-in-Fact for Persephone Papadenis, 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/she, in his/her capacity as such Attorney-in-Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 16th day of October, 2016.

Cassy L. Dailey
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
20151020000366630 10/20/2015 03:52:30 PM DEEDS 2/2

Grantor's Name Persephone Papadenis
Mailing Address 110 Talon Parkway
Birmingham, AL 35242

Grantee's Name Monica M. McGuyer
Mailing Address 4009 Stonehaven Circle
Birmingham, AL 35244

Property Address 110 Talon Parkway
Birmingham, AL 35242

Date of Sale October 16, 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
☒ Closing Statement

☐ Appraisal
☐ Other:

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 - Persephone Papadenis, 110 Talon Parkway, Birmingham, AL 35242.

Grantee's name and mailing address - Monica M. McGuyer, 4009 Stonehaven Circle, Birmingham, AL 35244.

Property address - 110 Talon Parkway, Birmingham, AL 35242

Date of Sale - October 16, 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 with 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: October 16, 2015

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/20/2015 03:52:30 PM
\$67.00 CHERRY
20151020000366630

