

1502483

SEND TAX NOTICE TO:
Rachel L. Alexander
214 Meadow Croft Circle, Birmingham, AL 35242

20151104000383490
11/04/2015 11:31:58 AM
DEEDS 1/2

WARRANTY DEED

THE STATE OF ALABAMA,
JEFFERSON COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Sixty-Eight Thousand Five Hundred and 00/100 (\$168,500.00), Dollars** to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **Suzanne Pare, a married woman and George A. Pare and wife Jerri A. Pare** (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Rachel L. Alexander**, (herein referred to as GRANTEE(S)), their heirs and assigns, the following described real estate, situated in the County of ~~Jefferson~~ and State of Alabama, to-wit:

Lot 14, according to the Map and Survey f Meadow Brook Townhomes, Phase 1, 2nd Sector, recorded in Map Book 22, pages 4 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2015 and subsequent years.
2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.


3. A THIRD PARTY MORTGAGES IN THE AMOUNT OF \$ 160,075.00 EXECUTED SIMULTANEOUSLY HERewith.

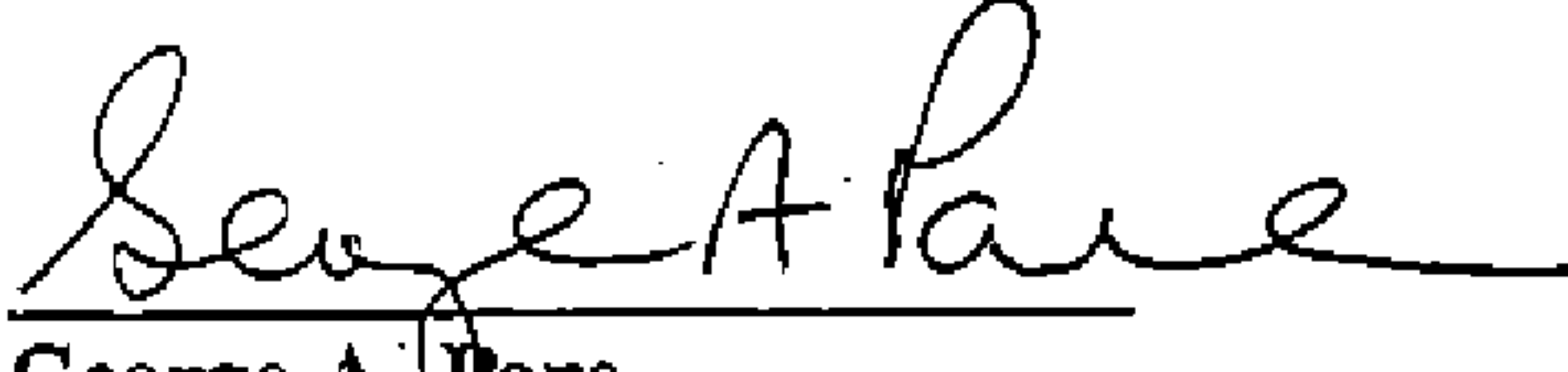
SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR HER SPOUSE.

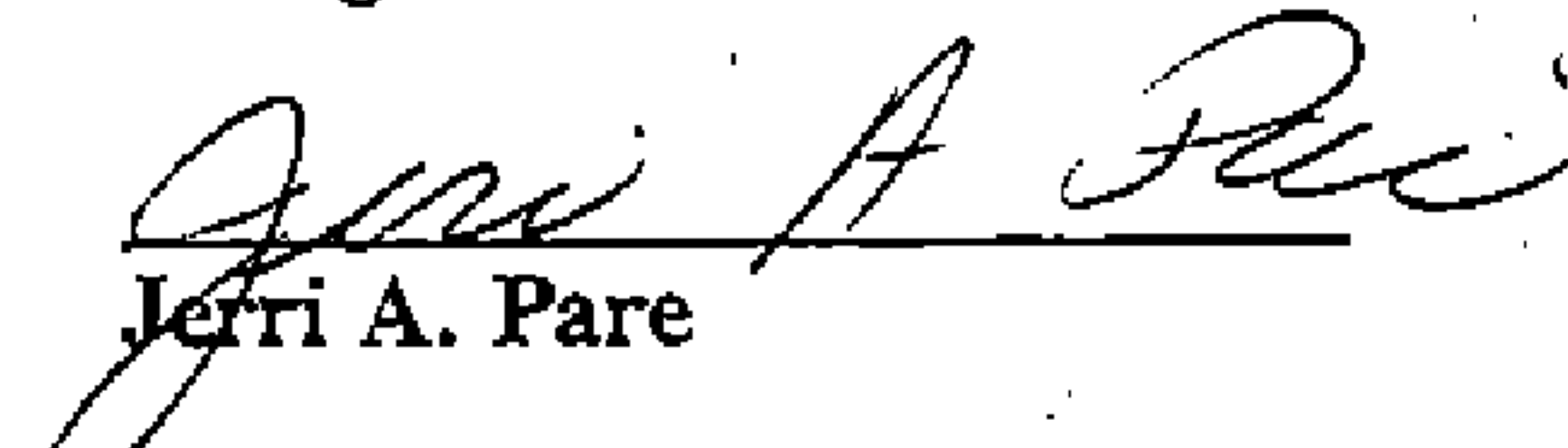
TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), thier heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 20 day of NOV, 2015.


Suzanne Pare


George A. Pare


Jerri A. Pare

THE STATE OF ALABAMA
COUNTY OF JEFFERSON

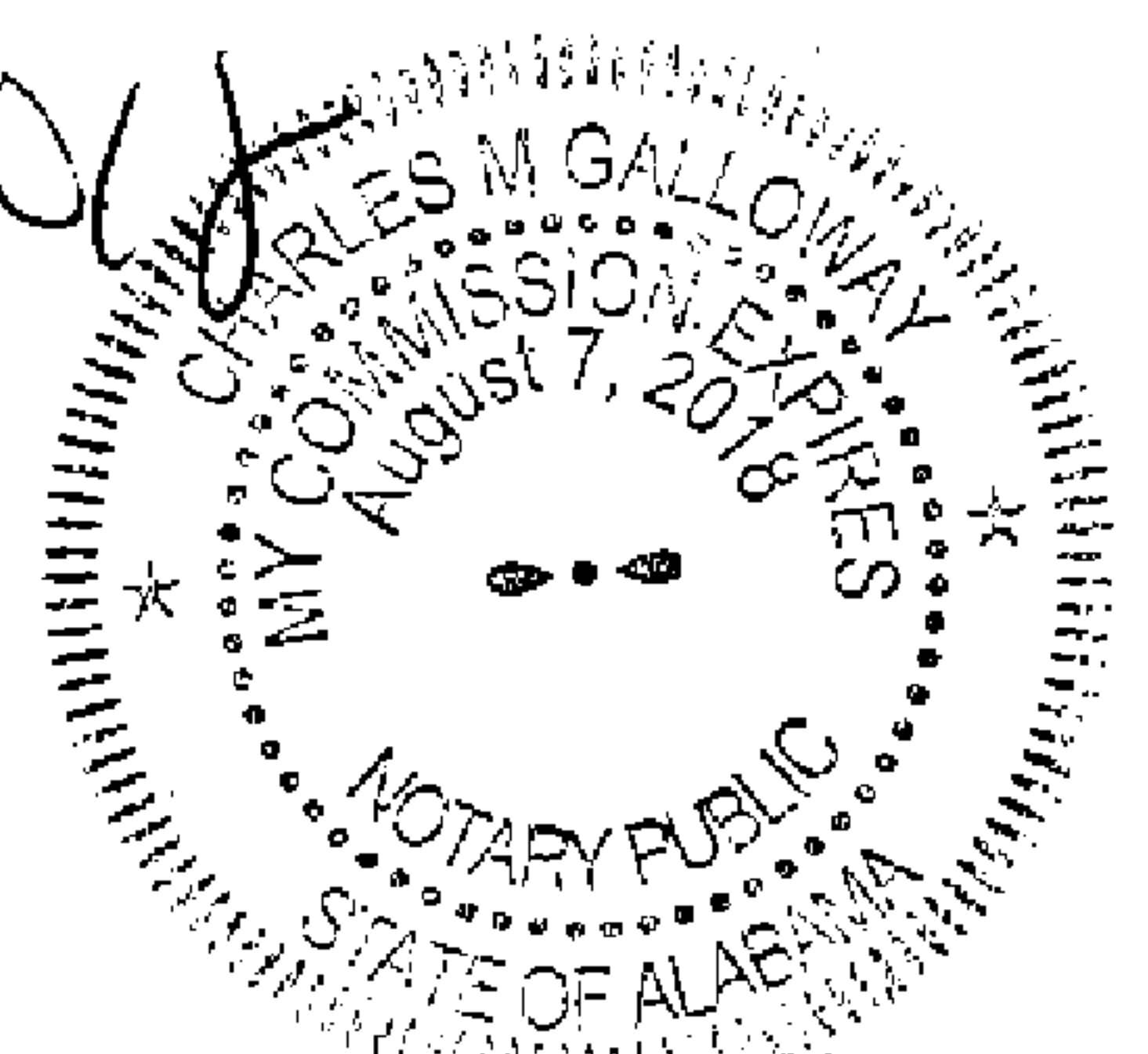
I, the undersigned, a Notary Public in and for said State hereby certify that Suzanne Pare, George A. Pare and Jerri A. Pare, whose name(s) are signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 20 day of NOV, 2015.

Notary Public

Commission Expires: 8-7-2018

PREPARED BY: Michael Galloway 931 Sharitt Avenue, #113, Gardendale, Alabama 35071



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20151104000383490 11/04/2015 11:31:58 AM DEEDS 2/2

Grantor's Name Suzanne Pare and George A. Pare and Jerri A. Pare Grantee's Name Rachel L. Alexander

Mailing Address 214 Meadow Croft Circle
Birmingham, AL 35242

Mailing Address 214 Meadow Croft Circle
Birmingham, AL 35242

Property Address 214 Meadow Croft Circle
Birmingham, AL 35242

Date of Sale November 2, 2015
Total Purchase Price \$168,500.00

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 - Suzanne Pare and George A. Pare and Jerri A. Pare, 214 Meadow Croft Circle, Birmingham, AL 35242.

Grantee's name and mailing address - Rachel L. Alexander, . .

Property address - 214 Meadow Croft Circle, Birmingham, AL 35242

Date of Sale - November 2, 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: November 2, 2015

Sign _____
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/04/2015 11:31:58 AM
\$25.50 CHERRY
20151104000383490

James W. Fuhrmeister