20151106000386500 11/06/2015 07:55:16 AM DEEDS 1/3

Prepared by: JUL ANN McLEOD, Esq. 1957 Hoover Court, Suite 306 Birmingham, AL 35226

Send Tax Notice to:

Melinda Smith Burnett

1926 Mountain Laurel Lane
Birmingham, AL 35244

STATE OF ALABAMA
)
COUNTY OF SHELBY
)
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWENTY-SIX THOUSAND AND NO/100 DOLLARS (\$126,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, CATHERINE H. GALLAGHER, an unmarried woman (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee. MELINDA SMITH BURNETT (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 45, according to the Survey of Davenport's Addition to Riverchase West, Sector 3, as recorded in Map Book & Page 53 A. B and C, in the Office of the Judge of Probate of Shelby County, Alabama,

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$100,800.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantee, and with her heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

	2015110600038650	0 11/06/2015 07:55:16 AM DEEDS 2/3
	IN WITNESS WHEREOF, said Grantor has hereunto set her has	nd and seal this the day of November, 2015.
	CATHERINE H. GALLAGHER S	
	STATE OF FLORIDA COUNTY OF Dissel	
	I, the undersigned, a Notary Public, in and for said County and S GALLAGHER, whose name is signed to the foregoing convey on this day that, being informed of the contents of the instrument same bears date.	ance and who is known to me, acknowledged before me at, she executed the same voluntarily on the day the
	N WITNESS WHEREOF, I have hereinto set my hand and set	al this theday of November, 2015.
	Judith Iddams	
	My commission expires:	JUDITH J. ADAMS MY COMMISSION # EE 148219 EXPIRES: January 17, 2016 Bonded Thru Budget Notary Services
		Bonded Thru Budget Notary Services
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Real Estate Sales Validation Form

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

Mailing Address Property Address	10950 SAN JOSE BLVD STE. 2 JACKSONVILLE, FL 32223	Mailing Address1926 MOUNTAIN LAUREL LANE
Property Address		BIRMINGHAM, AL 35244
	1926 MOUNTAIN LAUREL LANE BIRMINGHAM, AL 35244	Date of Sale November 5, 2015
		Total Purchase Price\$126,000.00
20151106000386500 11/06/2015 07:55: AM DEEDS 3/3		or 16 Actual Value \$ or Assessor's Market Value
-	ce or actual value claimed on this form can of documentary evidence is not require	an be verified in the following documentary evidence: (check
Bill of Sale Sales Contra X Closing State	·	Appraisal Other
If the conveyance of this form is not	_	ntains all of the required information referenced above, the filing
<u> </u>	lns	structions
Grantor's name a current mailing ac		of the person or persons conveying interest to property and their
Grantee's name a conveyed.	and mailing address - provide the name	of the person or persons to whom interest to property is being
	- the physical address of the property be perty was conveyed.	eing conveyed, if available. Date of Sale - the date on which
Total purchase p the instrument of		ase of the property, both real and personal, being conveyed by
	d for record. This may be evidenced by a	lue of the property, both real and personal, being conveyed by the an appraisal conducted by a licensed appraiser or the assessor's
valuation, of the	property as determined by the local offici	the current estimate of fair market value, excluding current use all charged with the responsibility of valuing property for property sed pursuant to Code of Alabama 1975 § 40-22-1(h).
further understar	· · · · · · · · · · · · · · · · · · ·	formation contained in this document is true and accurate. I this form may result in the imposition of the penalty indicated in
Date November	er 5, 2015	Print Malcolm S. McLeod
Unatteste	d Justia Jacobaco (verified to)	Sign(Grantor/Grantee/Owner/Agent) circle one
	My Commissio	on Evaluation