

**Send Tax Notice to:**

**Dona Lynn Bullock**

**53 Nolen Street**

**Birmingham, AL 35242**

**File No. BHM1500575**

**STATE OF ALABAMA**

**Value \$650,000.00**

**COUNTY OF SHELBY**

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, **Town Builders, Inc., an Alabama Corporation** (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto **Dona Lynn Bullock, an unmarried woman** (hereinafter "Grantee"), the following described real estate situated in Shelby County, State of Alabama, to wit:


**Lot 15-24, Block 15, according to the Survey of Mt. Laurel, Phase IIIB Sector 1, as recorded in Map Book 38, Page 26, in the Office of the Judge of Probate of Shelby County, Alabama**

**\$520,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD unto the Grantee, and unto her heirs and assigns, in fee simple.


This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, Grantor, Town Builders, Inc., an Alabama corporation, by John O. Freeman, Sr., as Vice President, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 21<sup>st</sup> day of December, 2015.

  
20151228000439390 1/3 \$150.00  
Shelby Cnty Judge of Probate, AL  
12/28/2015 11:56:37 AM FILED/CERT

Shelby County, AL 12/28/2015  
State of Alabama  
Deed Tax: \$130.00


**TOWN BUILDERS, INC., AN  
ALABAMA CORPORATION**

  
By John O. Freeman, Sr.  
Its: Vice President


STATE OF ALABAMA     )  
                                      :  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John O. Freeman, Sr., whose name as Vice President of Town Builders, Inc., an Alabama corporation, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in his capacity as such Vice President and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 21<sup>st</sup> day of December, 2015.

  
\_\_\_\_\_  
Notary Public  
Print Name: *DELLA PENDER*  
Commission Expires: *6/16/2018*

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Parkway Suite 645  
Birmingham, AL 35243  
S. Kent Stewart

  
20151228000439390 2/3 \$150.00  
Shelby Cnty Judge of Probate, AL  
12/28/2015 11:56:37 AM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Town Builders, Inc.  
Mailing Address 215 Hawthorne St.  
Birmingham, AL 35242

Grantee's Name Dona Lynn Bullock  
Mailing Address 53 Nolen St.  
Birmingham, AL 35242

Property Address 53 Nolen St.  
Birmingham, AL 35242

Date of Sale 12/21/15  
Total Purchase Price \$ 650,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$



20151228000439390 3/3 \$150.00  
Shelby Cnty Judge of Probate, AL  
12/28/2015 11:56:37 AM FILED/CERT

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.

BH M1500575

## 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 12/21/15

Print Caitlin Graham

☐ Unattested  
(verified by)

Sign Caitlin Graham  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1