


Send tax notice to:
Tod A. York
150 Lake Davidson Lane
Helena, AL 35080

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

PELIS00406

WARRANTY DEED


20160104000000730 1/3 \$42.00
Shelby Cnty Judge of Probate, AL
01/04/2016 09:56:56 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Seven Thousand Five Hundred and 00/100 Dollars (\$197,500.00) in hand paid to the undersigned, Don Arlen Maynor III, an unmarried man and Mary Megan Maynor, a married woman, (hereinafter referred to as "Grantors"), by Tod A. York (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, according to the Survey of Old Town Helena, as recorded in Map Book 22, Page 26, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$175,925.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

The property being conveyed does not constitute the homestead of Grantors nor the homestead of the spouse of Mary Megan Maynor.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 01/04/2016
State of Alabama
Deed Tax: \$22.00

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 22nd day of December, 2015.

Don Arlen Maynor, III
Don Arlen Maynor, III

20160104000000730 2/3 \$42.00
Shelby Cnty Judge of Probate, AL
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Mary Megan Maynor by her attorney in fact
Mary Megan Maynor, by her attorney in fact, Don Arlen Maynor

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Don Arlen Maynor III, an unmarried man whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of December, 2015.



David W. Lewis
Notary Public
Print Name: DAVID W. LEWIS
Commission Expires: 3/25/17

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Don Arlen Maynor III, whose name as attorney in fact for Mary Megan Maynor, a married woman is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he in his 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 this the 22nd day of December, 2015.



David W. Lewis
Notary Public
Print Name: DAVID W. LEWIS
Commission Expires: 3/25/17



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Shelby Cnty Judge of Probate, AL
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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

Grantor's Name DON ARLEN MAYNOR III AND
Mailing Address MARY MEGAN MAYNOR
2063 CHAYLOBE WAY
HOOVER AL 35226

Grantee's Name TOD A YORK AND TERESA YORK
Mailing Address 150 LAKE DAVIDSON LN
HELENA, AL 35080

Property Address 150 LAKE DAVIDSON LN
HELENA, AL 35080

Date of Sale 12-22-15
Total Purchase Price \$ 197,500

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 - 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 12-22-15

Print DAVID W. LEWIS

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1