

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

20160105000003910
01/05/2016 01:12:08 PM
DEEDS 1/3

Send Tax Notice to:
Shaun Barr
325 Logos Trace
Alabaster, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FOURTEEN THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$114,400.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **FRANCES MAE FENLEY, a married 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, **SHAUN BARR** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

BEGIN AT THE NE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE S 00°24'34" W ALONG THE EAST LINE OF SAID 1/4 1/4 SECTION A DISTANCE OF 678.67'; THENCE N 88°15'48" W A DISTANCE OF 1311.91'; THENCE N 00°24'54" W A DISTANCE OF 675.07' TO THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S 88°26'26" E ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 1143.08'; THENCE S 01°32'39" W A DISTANCE OF 124.95'; THENCE S 88°25'13" E A DISTANCE OF 124.90'; THENCE N 01°21'12" E A DISTANCE OF 124.82' TO SAID NORTH LINE; THENCE S 88°25'56" E ALONG SAID NORTH LINE A DISTANCE OF 53.98' TO THE POINT OF BEGINNING.

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

\$114,400.00 of the above-recited purchase price was paid this a purchase money mortgage being recorded simultaneously herewith.

Subject property is not the homestead of the Grantor or her spouse.

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, his heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantee, and with his 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 his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 18th day of December, 2015.

Frances mae Fenley

FRANCES MAE FENLEY

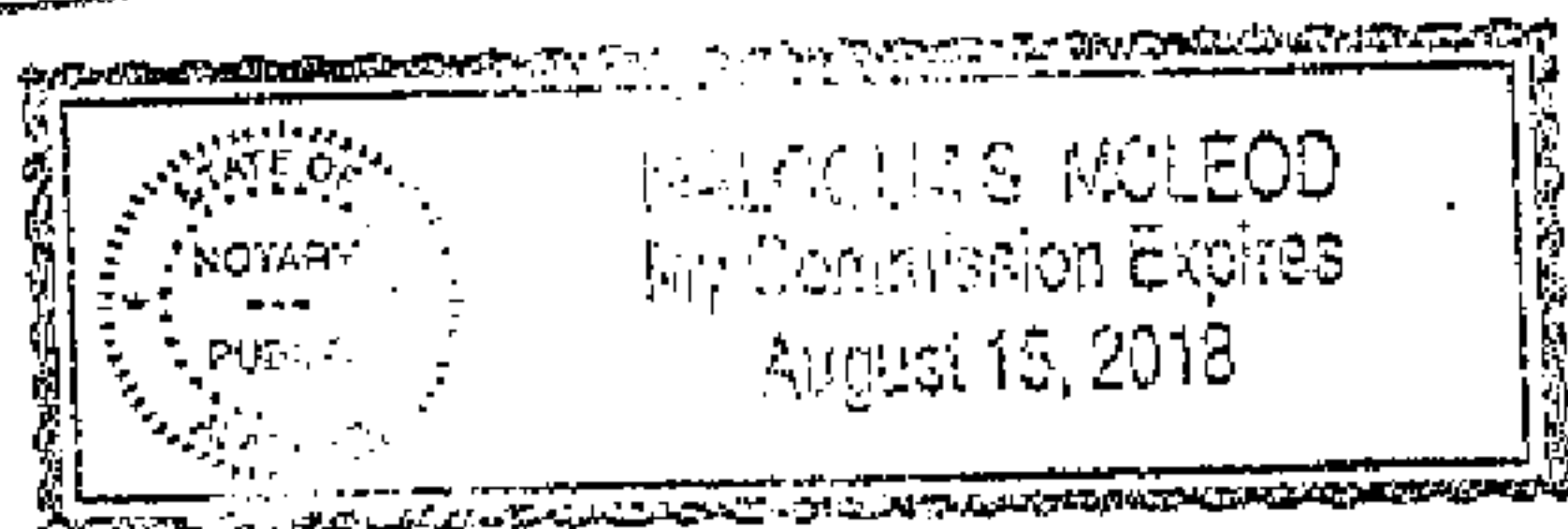
STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **FRANCES MAE FENLEY**, 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 instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of December, 2015.

[Signature]
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

Grantor's Name FRANCES MAE FENLEY

Grantee's Name SHAUN BARR

Mailing Address BIDDIE LANE
ALABASTER, AL 35007

Mailing Address 325 LOGOS TRACE
ALABASTER, AL 35007

Property Address BIDDIE LANE
ALABASTER, AL 35007

Date of Sale December 18, 2015

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01/05/2016 01:12:08 PM
DEEDS 3/3

Total Purchase Price \$114,400.00

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 - 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 December 18, 2015

Print Malcolm S. McLeod

☐ Unattested

Judith A. Squire Sign
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
March 8th, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/05/2016 01:12:08 PM
S134.50 CHERRY
2016010500003910

John F. Barr