

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To
Jason Michael Cromes and Ashley Powell Cromes
1787 Southpointe Drive
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Twelve Thousand Five Hundred and No/100 Dollars (\$412,500.00)** and other good and valuable consideration, this day in hand paid to the undersigned **Sean M. Quinn and Dawn R. Quinn formerly known as Dawn R. Doubrava, husband and wife**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Jason Michael Cromes and Ashley Powell Cromes** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 14, according to the Final Plat of the Residential Subdivision Southpointe Ridge, as recorded in Map Book 39, Page 7, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$330,000.00 of the consideration was paid from the proceeds of a mortgage loan.

Dawn R. Doubrava is one and the same person as Dawn R. Quinn.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 17 day of Dec, 2015.

Valerie Kernan
Witness

Colleen
Witness

Sean M. Quinn

Dawn R. Quinn
Dawn R. Quinn

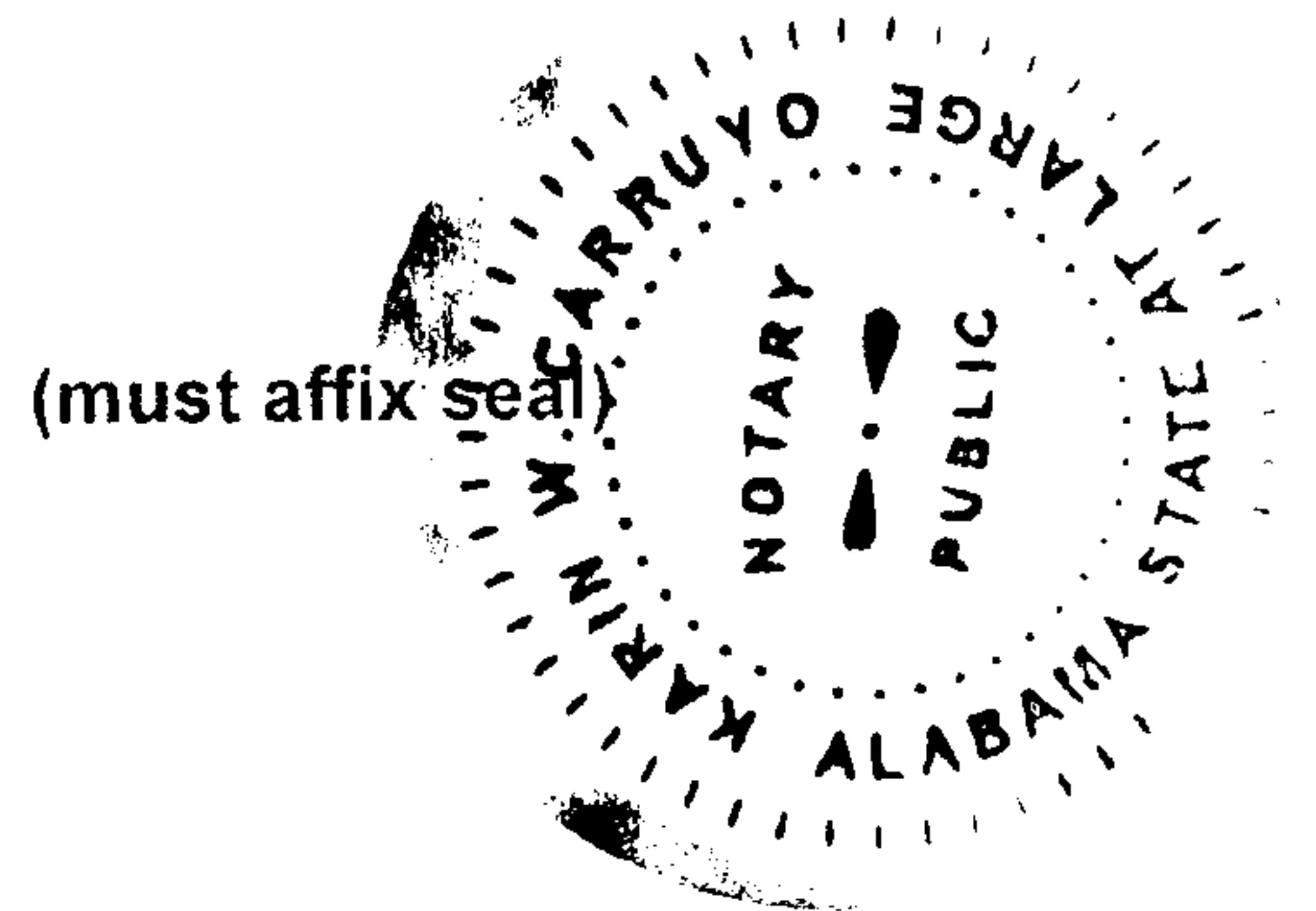
STATE OF Alabama)

COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Sean M. Quinn, married man, 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 14th day of December, 2015.

Karin W. Carruyo
NOTARY PUBLIC Karin W. Carruyo
My Commission Expires: 6/19/2018



STATE OF Alabama)

COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Dawn R. Quinn, a married woman, 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, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of December, 2015.

Karin W. Carruyo
NOTARY PUBLIC Karin W. Carruyo
My Commission Expires: 6/19/2018



20160106000004760 2/3 \$432.50
Shelby Cnty Judge of Probate, AL
01/06/2016 08:24:20 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	Sean M. Quinn and Dawn R. Quinn formerly known as Dawn R. Doubrava c/o Vision Relocation	Grantee's Name	Jason Michael Cromes and Ashley Powell Cromes
Mailing Address	4460 Brookfield Corporate Drive Suite P, Chantilly, VA 20151	Mailing Address	1787 Southpointe Drive Hoover, AL 35244
Property Address	1787 Southpointe Drive Hoover, AL 35244	Date of Sale	<u>December 31, 2015</u>
		Total Purchase Price	<u>\$ 412,500.00</u>
		or	_____
		Actual Value	<u>\$</u> _____
		or	_____
		Assessor's Market Value	<u>\$</u> _____

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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Closing Statement | Deed |

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 _____

Print Clayton T. Sweeney, Attorney At Law

Unattested
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one



20160106000004760 3/3 \$432.50
Shelby Cnty Judge of Probate, AL
01/06/2016 08:24:20 AM FILED/CERT