

2016010600004790 1/4 \$31.00
Shelby Cnty Judge of Probate, AL
01/06/2016 08:24:23 AM FILED/CERT

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

Send Tax Notice To
Eric C Jordan and Shelley H. Jordan
652 Shelby Forest Trail
Chelsea, AL 35043

STATE OF ALABAMA)
:)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Fifty Seven Thousand Nine Hundred and No/100 Dollars (\$157,900.00) and other good and valuable consideration, this day in hand paid to the undersigned **Marcella J. O'Doherty, an unmarried woman, Desmond Patrick O'Doherty, an unmarried man and Marianne O'Doherty, an unmarried woman** (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 GRANNEES, **Eric C. Jordan and Shelley H. Jordan** (hereinafter referred to as GRANNEES), 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 35, according to the Survey of Shelby Forest Estates, 2nd Sector, as recorded in Map Book 23, Page 24 A & B, 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.

\$150,005.00 of the consideration was paid from the proceeds of a mortgage loan.

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 GRANNEES, 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 GRANNEES, and with GRANNEES' 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 GRANNEES, and GRANNEES' 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 4th day of January, 2016.

Marcella J. O'Doherty
Marcella J. O'Doherty

Desmond P. O'Doherty
Desmond Patrick O'Doherty

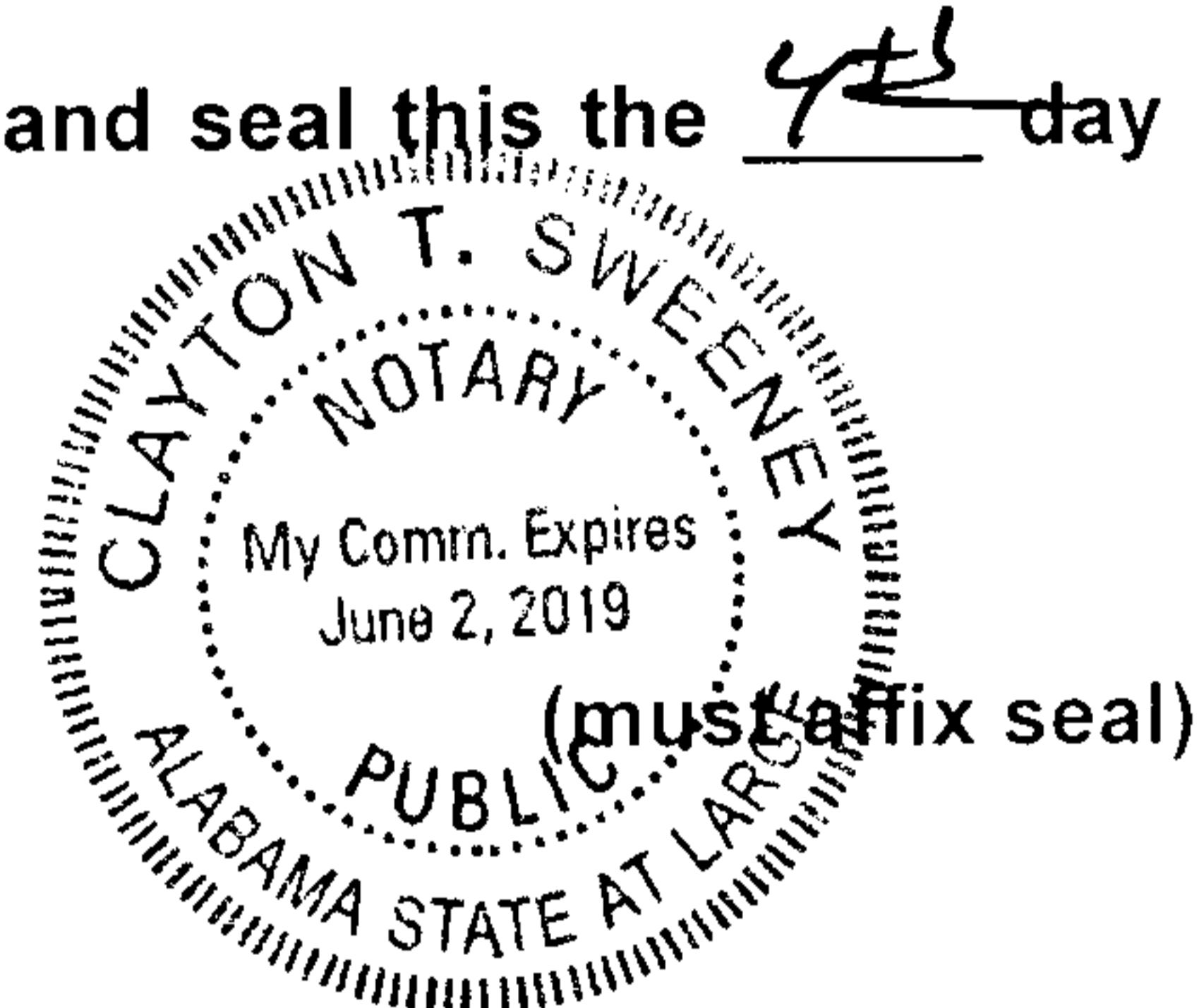
STATE OF Alabama)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Marcella J. O'Doherty, an unmarried 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 4th day of January, 2016.

Clayton T. Sweeney
NOTARY PUBLIC
My Commission Expires: 6-2-2019



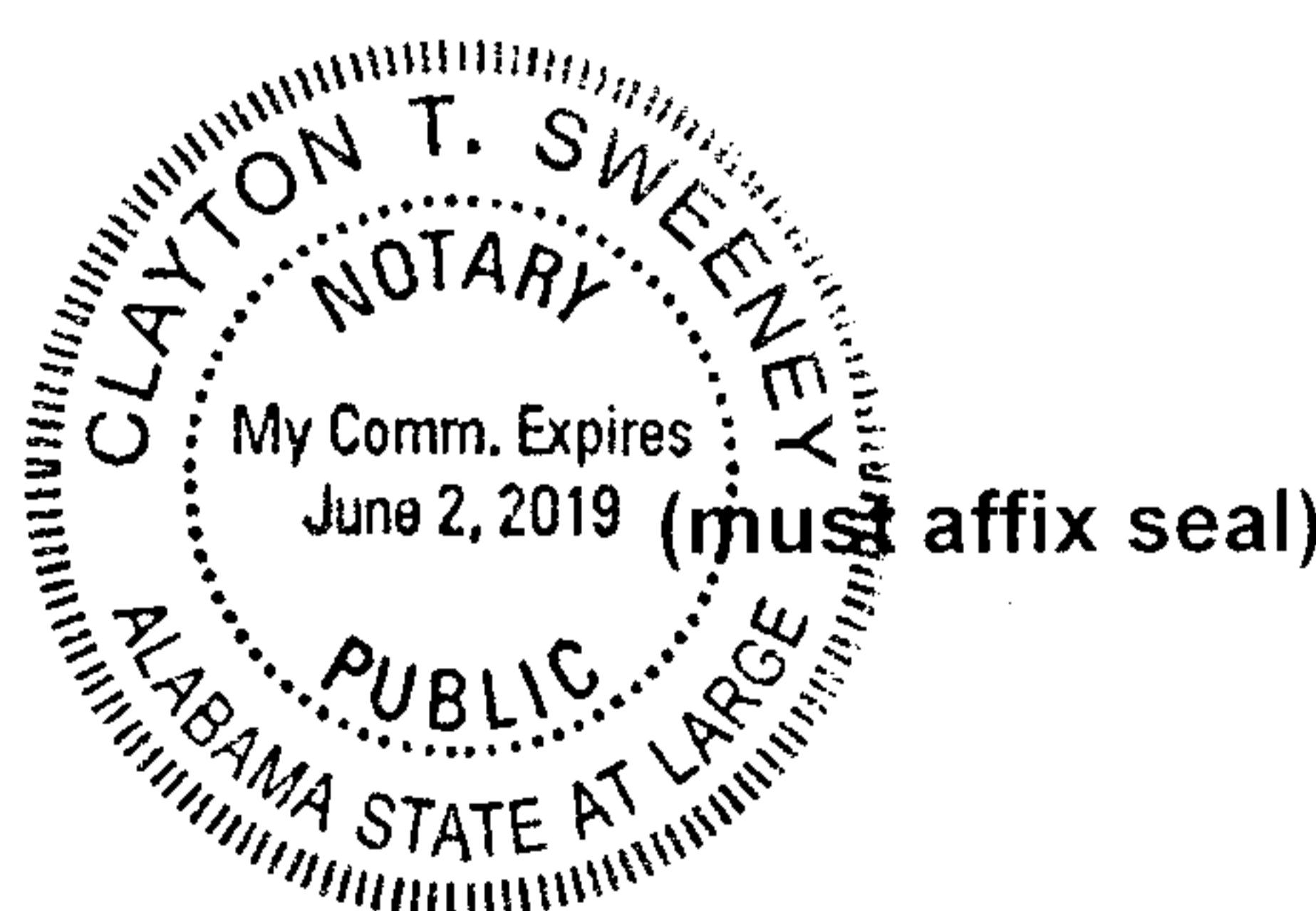
STATE OF Alabama)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Desmond Patrick O'Doherty, an unmarried 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 4th day of January, 2016.

Clayton T. Sweeney
NOTARY PUBLIC
My Commission Expires: 6-2-2019



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IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 30th day of December, 2015.

M.O'Doherty
Marianne O'Doherty

STATE OF Missouri
COUNTY OF St Louis City

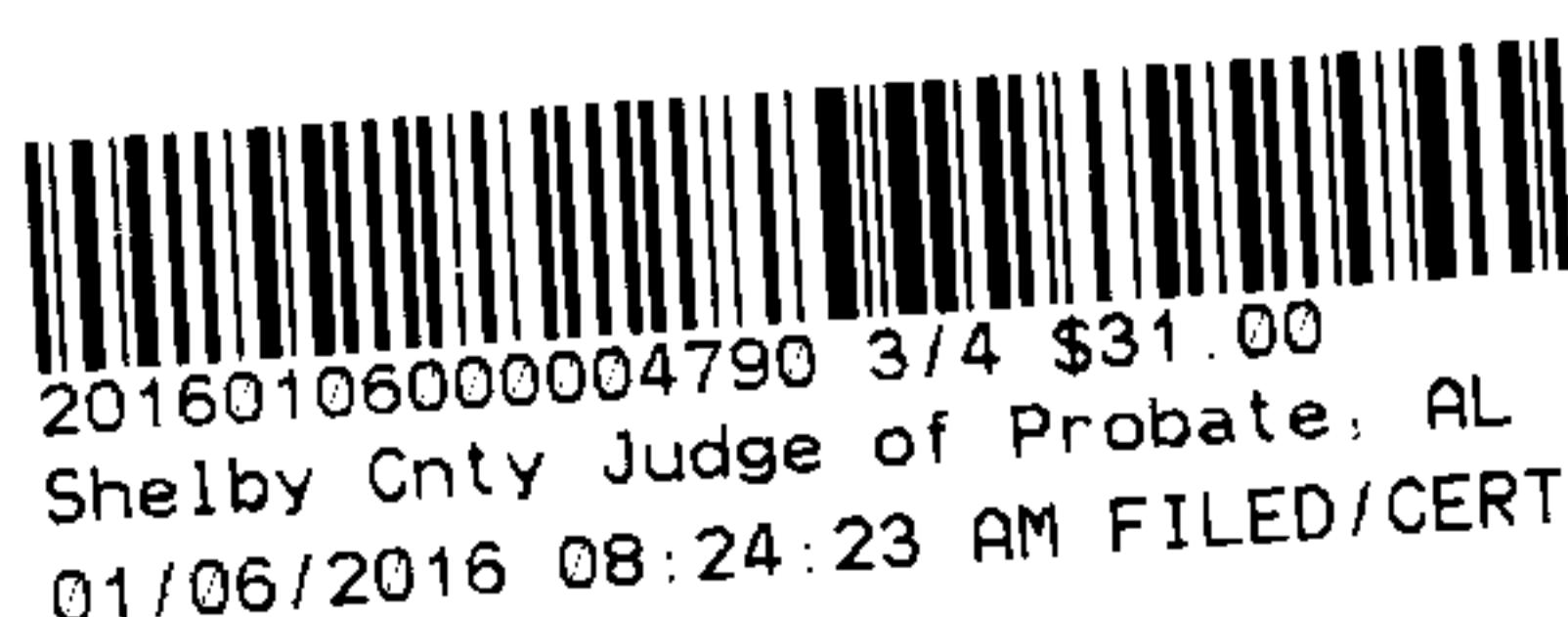
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Marianne O'Doherty, an unmarried woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of December, 2015.

Melissa Hawn
NOTARY PUBLIC
My Commission Expires: 10/9/2017

(must affix seal)

MELISSA HAWN
Notary Public – Notary Seal
STATE OF MISSOURI
Commissioned for St. Louis City
My Commission Expires: 10/9/2017
ID. #13536204



Real Estate Sales Validation Form

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

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/ Assessor's Appraised Value
- Other – property tax redemption

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). Marcella J. O'Doherty by Patrick O'Doherty, her Attorney in Fact

Date _____

Print: Desmond Patrick O'Doherty

1 Unattested

(verified by)

Signs

(Grantor/Grantee/Owner/Agent) circle one



20160106000004700 444 \$21.00

2016010600004790 4/4 \$31.00
Shelby Cnty. Judge of Probate et al

Shelby Cnty Judge of Probate, AL
01/06/2016 08:24:22 AM EULFB/25FB