

This instrument prepared by:
Michael Galloway, Attorney
931 Sharitt Avenue, Suite 113
Gardendale, AL 35071

SEND TAX NOTICE TO:
Ronald Eugene Frye
1956 Mountain Laurel Ln
Hoover, AL 35244

GENERAL WARRANTY DEED

20160201000031810

02/01/2016 11:32:08 AM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Forty-Three Thousand One Hundred And No/100 Dollars (\$143,100.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Michael T. Taylor, Jr. and Sara Taylor, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Ronald Eugene Frye (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**


Lot 7, according to the Survey of Davenport's Addition to Riverchase West, Sector 1, as recorded in Map Book 8, Pages 9 and 9A, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

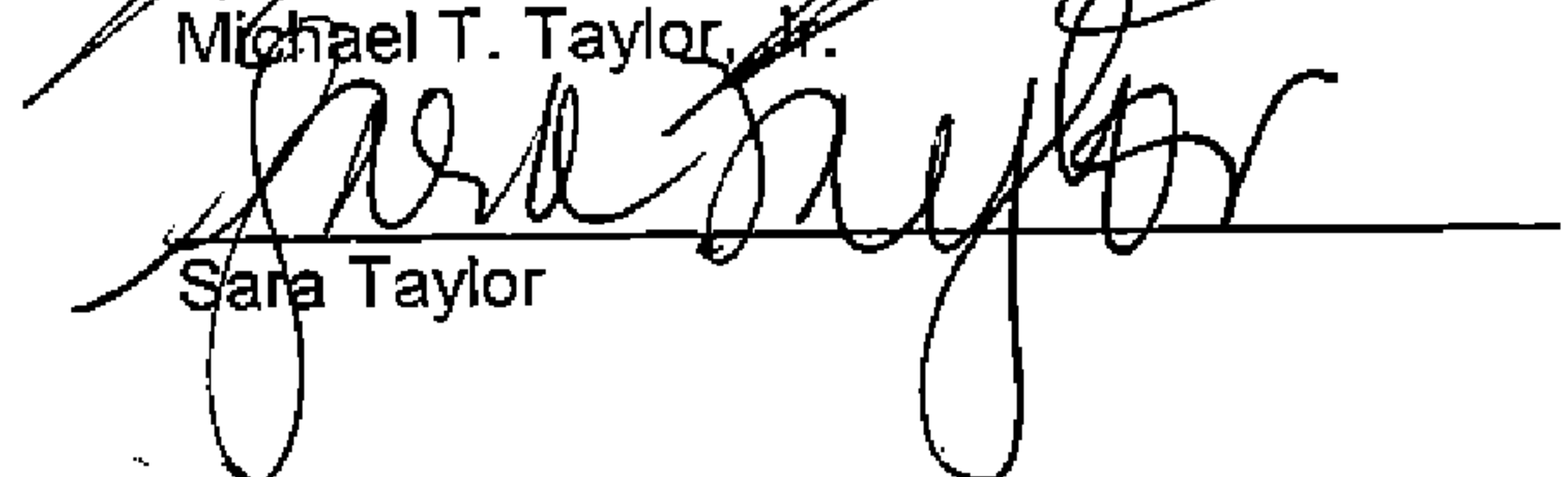
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Forty-Five Thousand And No/100 Dollars (\$45,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on January 29, 2016.



Michael T. Taylor, Jr.


Sara Taylor

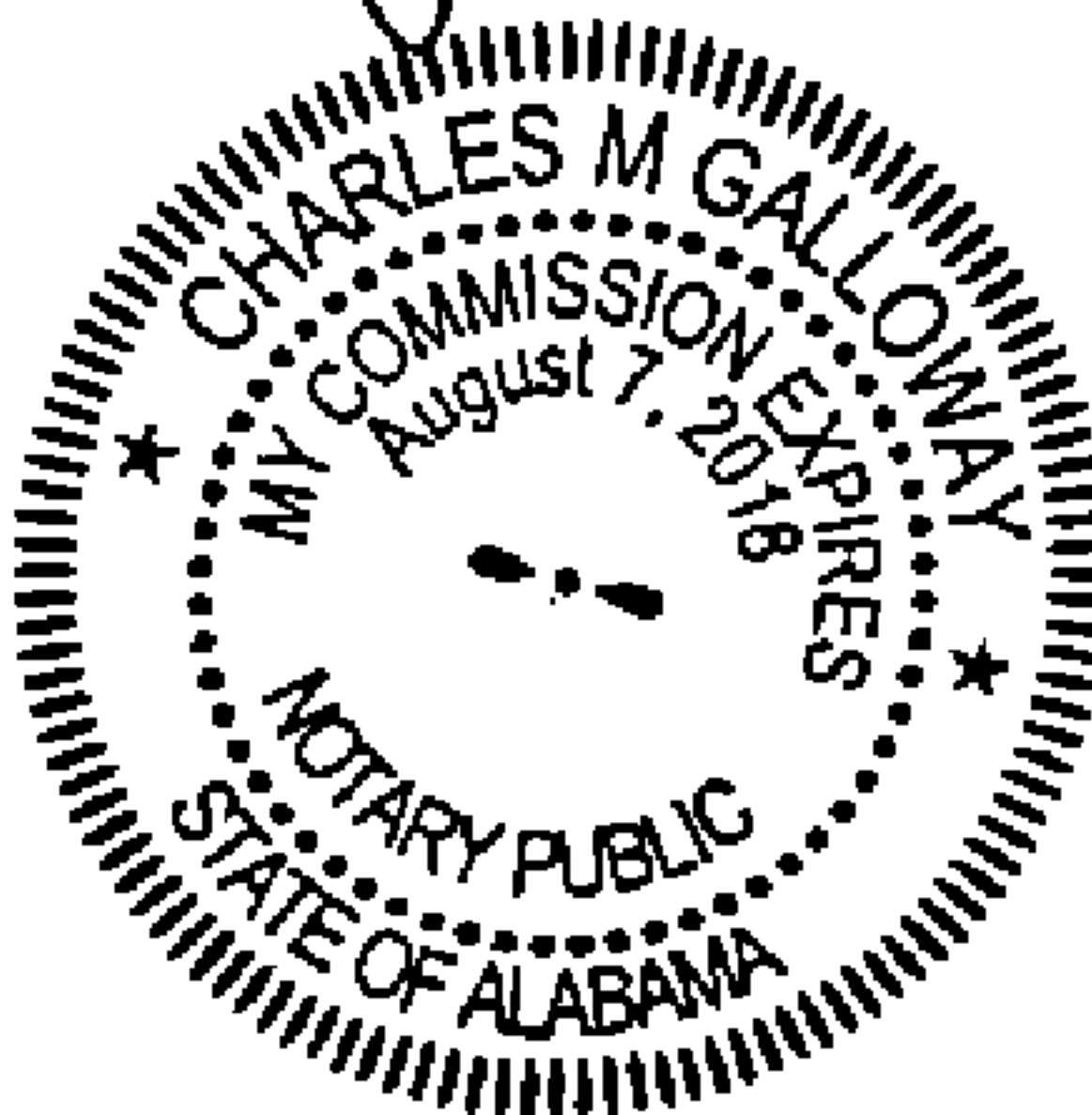
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Michael T. Taylor, Jr. and Sara Taylor whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 29 day of Jan, 2016.

Notary Public

My commission expires: 8-7-2018



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20160201000031810 02/01/2016 11:32:08 AM DEEDS 2/2

Grantor's Name Michael T. Taylor, Jr. and Sara Taylor

Grantee's Name Ronald Eugene Frye

Mailing Address 1956 Mountain Laurel Ln
Hoover, AL 35244

Mailing Address 1956 Mountain Laurel Ln
Hoover, AL 35244

Property Address 1956 Mountain Laurel Ln
Hoover, AL 35244

Date of Sale January 29, 2016

Total Purchase Price \$143,100.00

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

☐ Appraisal

☐ Sales Contract

☐ Other: _____

☒ Closing Statement

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 - Michael T. Taylor, Jr. and Sara Taylor, 1956 Mountain Laurel Ln, Hoover,
AL 35244.

Grantee's name and mailing address - Ronald Eugene Frye, , .

Property address - 1956 Mountain Laurel Ln, Hoover, AL 35244

Date of Sale - January 29, 2016.

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 with 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: January 29, 2016

Sign _____
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/01/2016 11:32:08 AM
\$115.50 CHERRY
20160201000031810

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official stamp.