

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
Bobbie J. Melton
617 Cahaba Manor Trail
Pelham, AL 35124

GENERAL WARRANTY DEED


20160204000036470 1/3 \$79.50
Shelby Cnty Judge of Probate: AL
02/04/2016 11:22:59 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Fifty Nine Thousand Five Hundred and 00/100 Dollars (\$59,500.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I, RHONDA ANN BECKEY, as Personal Representative of the Estate of Mary Joan Cole, Deceased, Shelby County Probate Case No. PR-2015-000708 (herein referred to as GRANTOR), do grant, bargain, sell and convey unto BOBBIE J. MELTON (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Lot 19, less and except the East 3.1 feet and the 4.1 feet of Lot 20, according to the Survey of Cahaba Manor Town Homes, Third Addition, as recorded in Map Book 7, page 158, in the Probate Office of Shelby County, Alabama.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executors and administrator covenant with said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I am and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County: AL 02/04/2016
State of Alabama
Deed Tax: \$59.50

Dated this the 13 day of January, 2016.

Rhonda Ann Beckey

RHONDA ANN BECKEY, as Personal
Representative of the Estate of Mary Joan Cole,
Deceased, Shelby County Probate Case
No. PR-2015-000708


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STATE OF South Carolina)
COUNTY OF Spartanburg)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RHONDA ANN BECKEY, as Personal Representative of the Estate of Mary Joan Cole, Deceased, Shelby County Probate Case No. PR-2015-000708, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of January, 2016.

Lisa M. Dinacci

NOTARY PUBLIC:

My commission expires: 4/25/18 Lisa M. Dinacci

Property Address:

617 Cahaba Manor Trl.
Pelham, AL 35124

Grantee's Address:

617 Cahaba Manor Trl.
Pelham, AL 35124

Grantor's Address:

1026 Woodburn Rd.
Spartanburg, SC 29302

Real Estate Sales Validation Form

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

Grantor's Name Estate of Mary Joan Cole
Mailing Address 1026 Woodburn Rd.
Spartanburg, SC 29302

Grantee's Name Bobbie J. Melton
Mailing Address 617 Cahaba Manor Trail
Pelham, AL 35124

Property Address 617 Cahaba Manor Trail
Pelham, AL 35124

Date of Sale 1/19/2016
Total Purchase Price \$ 59,500.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other


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* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

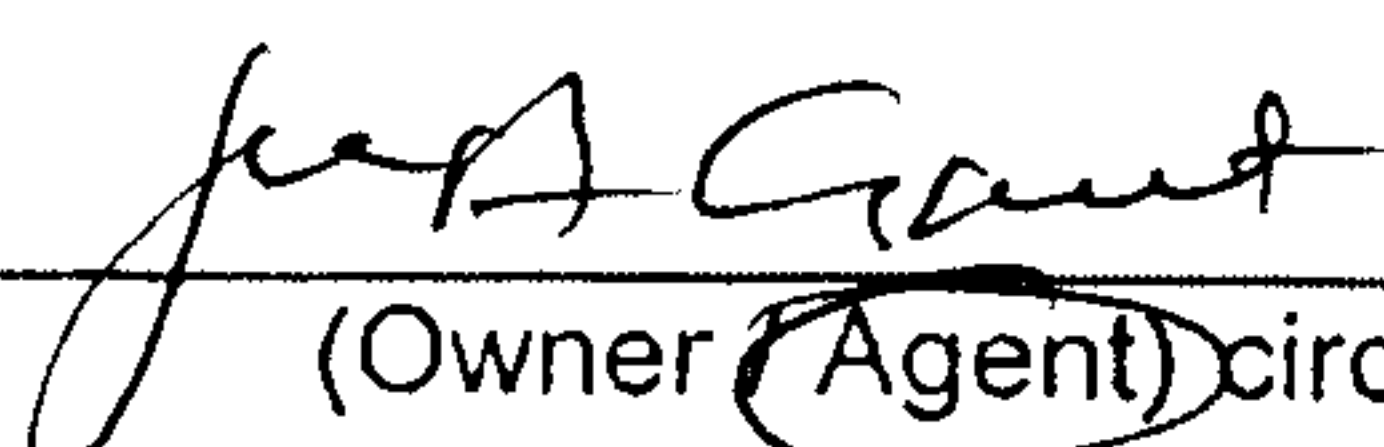
Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 1/19/2016

Print John A. Gant
Sign 
(Owner Agent) circle one