

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:
James England
465 Old Oak Cove
Chelsea, AL 35043

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

20160301000065420

COUNTY OF JEFFERSON)

03/01/2016 03:25:27 PM

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Thirty Thousand Two Hundred Fifty & NO/100 (\$30,250.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned USAA Federal Savings Bank, its successors and assigns (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, James England (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

All that part of the North 10 acres of NW ¼ of the NE ¼, Section 17, Township 19 South, Range 1 West, lying North and West of Rockledge Road, according to Sunrise Survey, as recorded in Map Book 3, Page 67, in the Probate Office of Shelby County, Alabama.

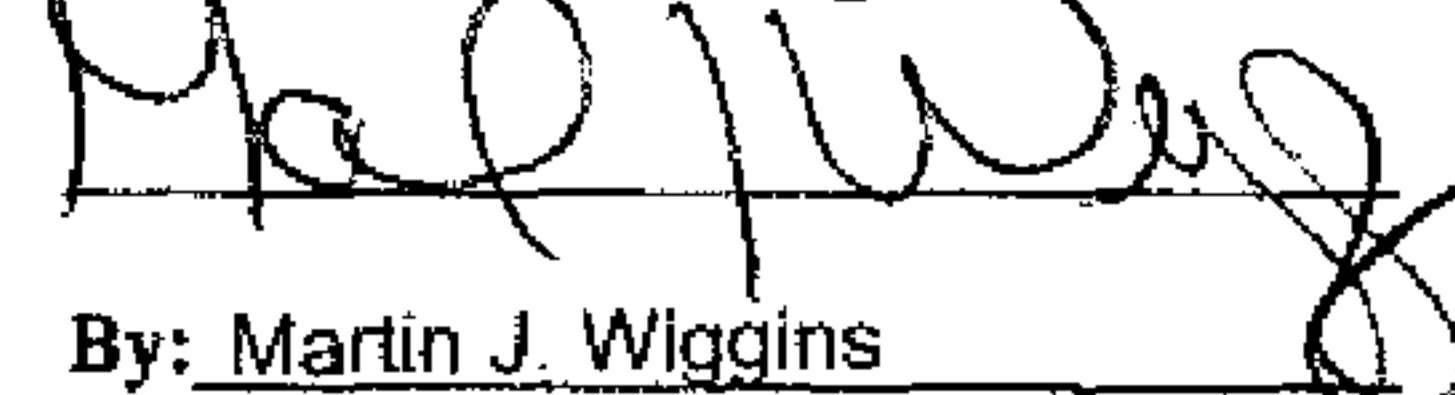
\$0 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

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 GRANTEE, his heirs and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the GRANTOR except as set forth hereinabove.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hand and seal this the 24th day of February, 2016.

USAA Federal Savings Bank


By: Martin J. Wiggins

Its: Executive Director MDS

STATE OF Texas)
COUNTY OF Bexar)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that the Executive Dir whose name as Martin J. Wiggins of USAA Federal Savings Bank, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such Executive Director, MDS and with such authority, executed the same voluntarily for and as the act of said bank.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of February, 2016.

Kelly Verstegen
NOTARY PUBLIC:

My Commission Expires: 8-10-16



Real Estate Sales Validation Form

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

Grantor's Name USAA Federal Savings Bank
Mailing Address 10750 McDermott Freeway
San Antonio, TX 78288

Grantee's Name James England
Mailing Address 465 Old Oak Cove
Chelsea, AL 35043

Property Address 251 Double Oak Drive
Birmingham, AL 35242

Date of Sale 2/26/19

Total Purchase Price \$ 30250.00

20160301000065420

03/01/2016 03:25:27 PM

DEEDS 2/2

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 - 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 3/1/16

Print _____

Sign _____

Unattested _____

(verified by) _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/01/2016 03:25:27 PM
\$47.50 CHERRY
20160301000065420

Print Form

Form RT-1