

This instrument was prepared by
William G. Barnes
5708 Lazy Brook Court
Pinson, Alabama 35126

Send Tax Notice To:
John O. Byrd and Paulette Byrd
Michael Todd Price and Susan
Price 1028 Townes Court
Birmingham, Alabama 35242

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP



20160328000098530 1/2 \$29.50
Shelby Cnty Judge of Probate, AL
03/28/2016 12:26:37 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED FIVE THOUSAND AND 00/100 (\$205,000.00)** Dollars to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

MICHELLE D. MCNEELY, AN UNMARRIED WOMAN

(herein referred to as grantors) do, grant, bargain, sell and convey unto

JOHN O. BYRD, PAULETTE BYRD, MICHAEL TODD PRICE AND SUSAN PRICE

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

LOT 10, ACCORDING TO THE SURVEY OF TOWNES AT BROOK HIGHLAND, AS RECORDED IN MAP BOOK 30, PAGE 133 A AND B, IN THE OFFICE OF THE JUDGMENT OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO TAXES.

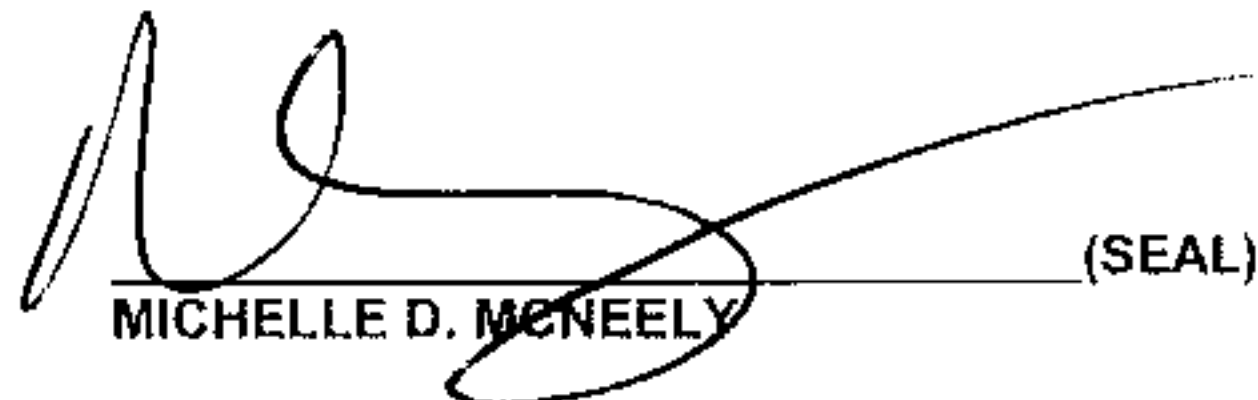
SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

\$ 194,750.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

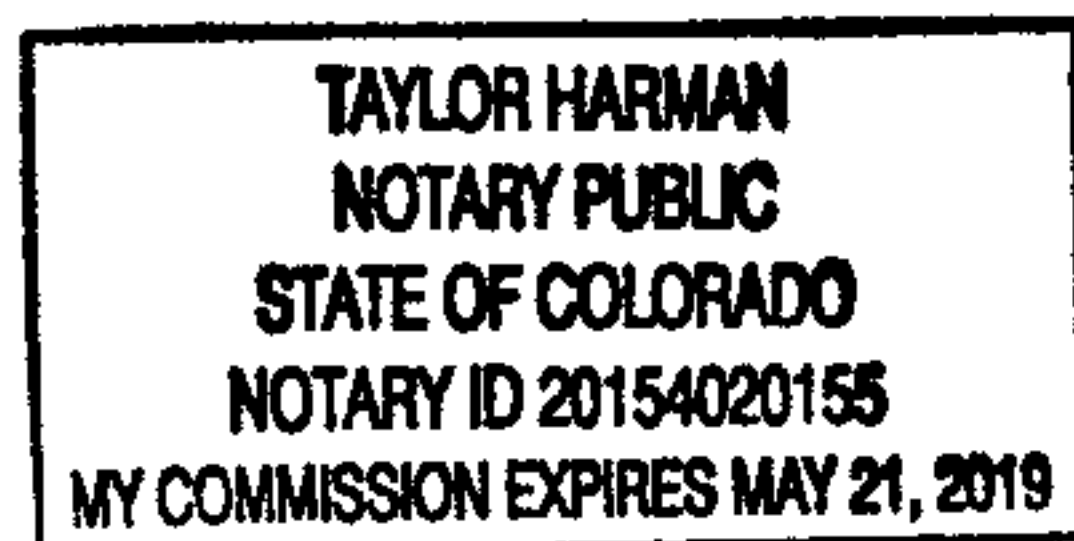
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 22 day of March, 2016.


MICHELLE D. MCNEELY (SEAL)

STATE OF COLORADO
COUNTY OF Denver

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **MICHELLE D. MCNEELY, 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 conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of March, 2016.




NOTARY PUBLIC
MY COMMISSION EXPIRES: May 21, 2019

Shelby County, AL 03/28/2016
State of Alabama
Deed Tax: \$10.50

Real Estate Sales Validation Form

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

Grantor's Name Michelle D. McNeely

Grantee's Name John O. Byrd
Paulette Byrd
Michael Todd Price
Susan Price

Mailing Address 301 E Kentucky Avenue #4
Denver, CO 80209

Mailing Address 6912 Gunter Rd
Carthage, MS 39051

Property Address 1028 Townes Court
Birmingham, AL 35242

Date of Sale March 25, 2016
Total Purchase Price \$205,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 3/22/16

Print Amy L Burge

Sign Amy L Burge
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



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Form RT-1