


SEND TAX NOTICE TO:
CLIFFORD R. ALSTON, JR. and CYNETHIA ALSTON
308 TIMBER RIDGE TRAIL
ALABASTER, AL 35007


20160419000127280 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
04/19/2016 07:56:07 AM FILED/CERT

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA
Shelby COUNTY

Know All Men by These Presents: That for and in consideration of **Two Hundred Fifty Thousand and 00/100 (\$250000.00)** in hand paid to the undersigned **TOWN AND COUNTRY HOMEBUILDERS, LLC** (hereinafter referred to as "Grantor") by **CLIFFORD R. ALSTON, JR. and CYNETHIA ALSTON** (hereinafter referred to as "Grantees"), I **TOWN AND COUNTRY HOMEBUILDERS, LLC** do hereby grant, bargain, sell and convey to said Grantee(s) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

LOT 203 ACCORDING TO THE FINAL PLAT OF FOREST RIDGE PHASE 2, AS RECORDED IN MAP BOOK 32, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$255,375.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.


Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor

TO HAVE AND TO HOLD to Grantee, their heirs and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 12th day of April, 2016.

TOWN AND COUNTRY HOMEBUILDERS, LLC.

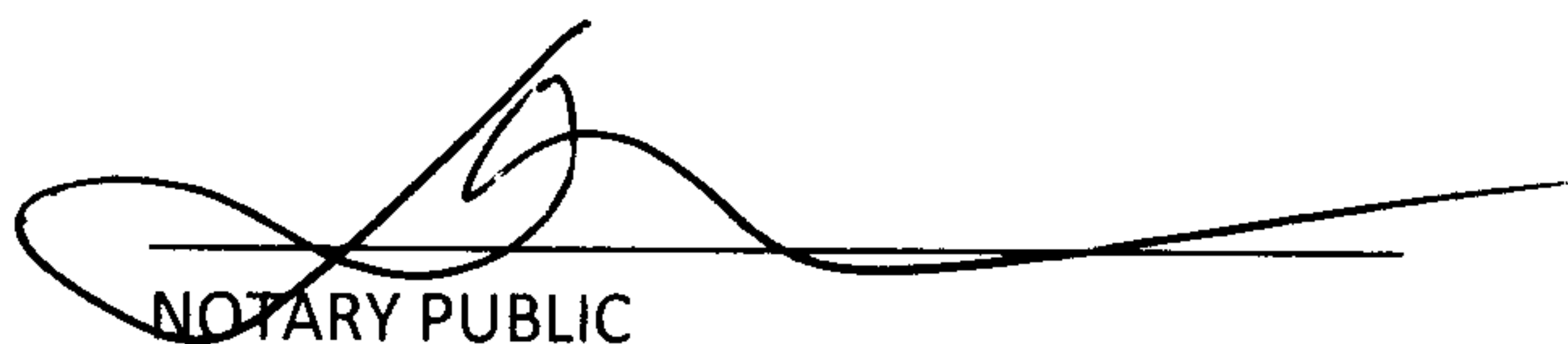
BY: 

GERALD DENNIS O'BRIEN, MANAGING MEMBER

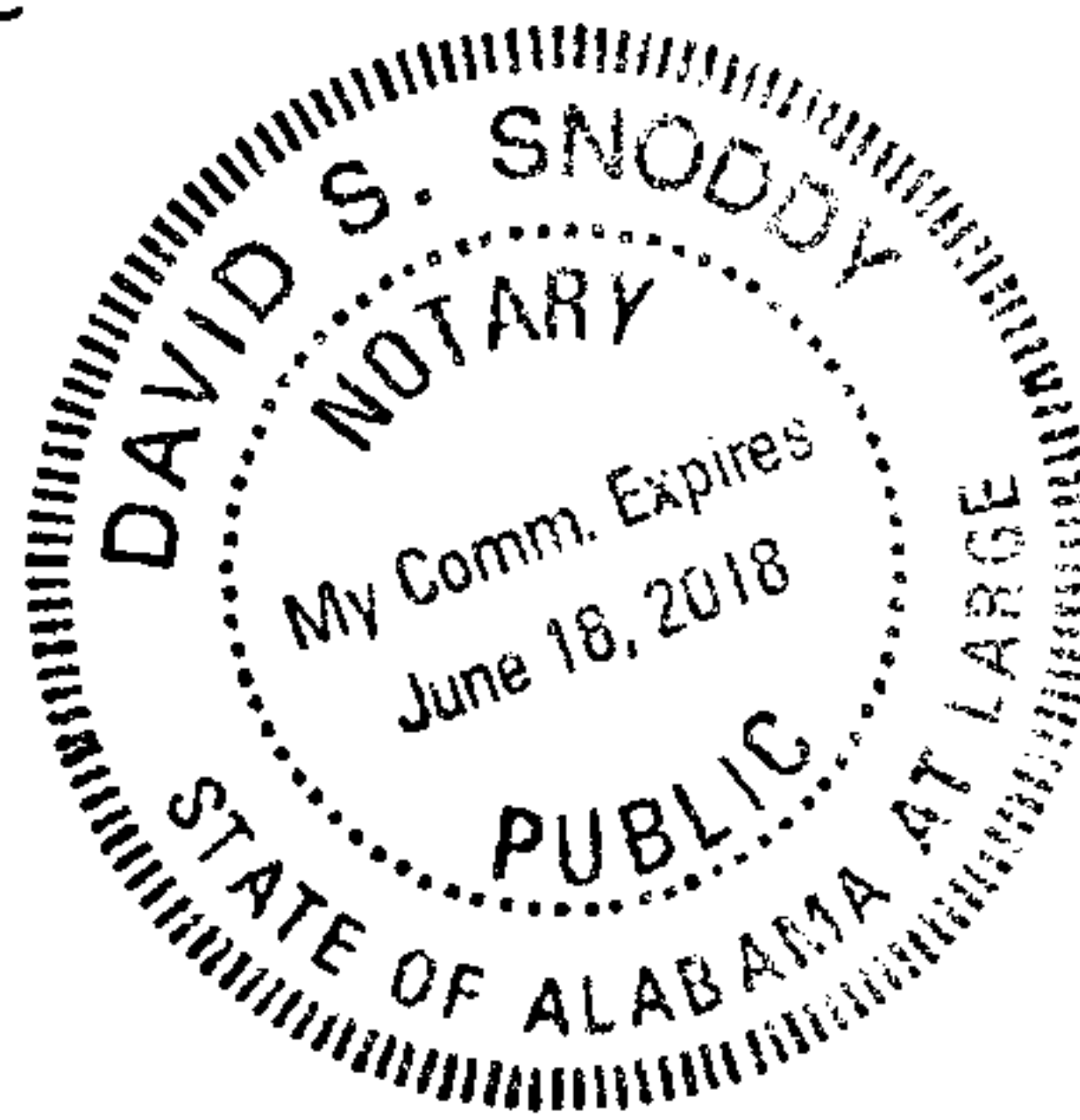
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said State, hereby certify that **GERALD DENNIS O'BRIEN, MANAGING MEMBER OF TOWN AND COUNTRY HOMEBUILDERS, LLC** 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 12th day of April , 2016


NOTARY PUBLIC

My commission expires:
THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



SLF ALSTON

Real Estate Sales Validation Form

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

Grantor's Name TOWN AND COUNTRY HOMEBUILDERS, LLC

Grantee's Name CLIFFORD R. ALSTON, JR.

Mailing Address: 3280 Hwy 31
Calera, AL
35040

Mailing Address: 308 TIMBER RIDGE TRAIL
ALABASTER, AL 35007

Property Address 308 TIMBER RIDGE TRAIL
ALABASTER, AL 35007

Date of Sale: April 12, 2016
Total Purchaser Price \$250000.00

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
- Sales Contract
- Closing Statement
- Appraisal
- Other _____

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 of 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.

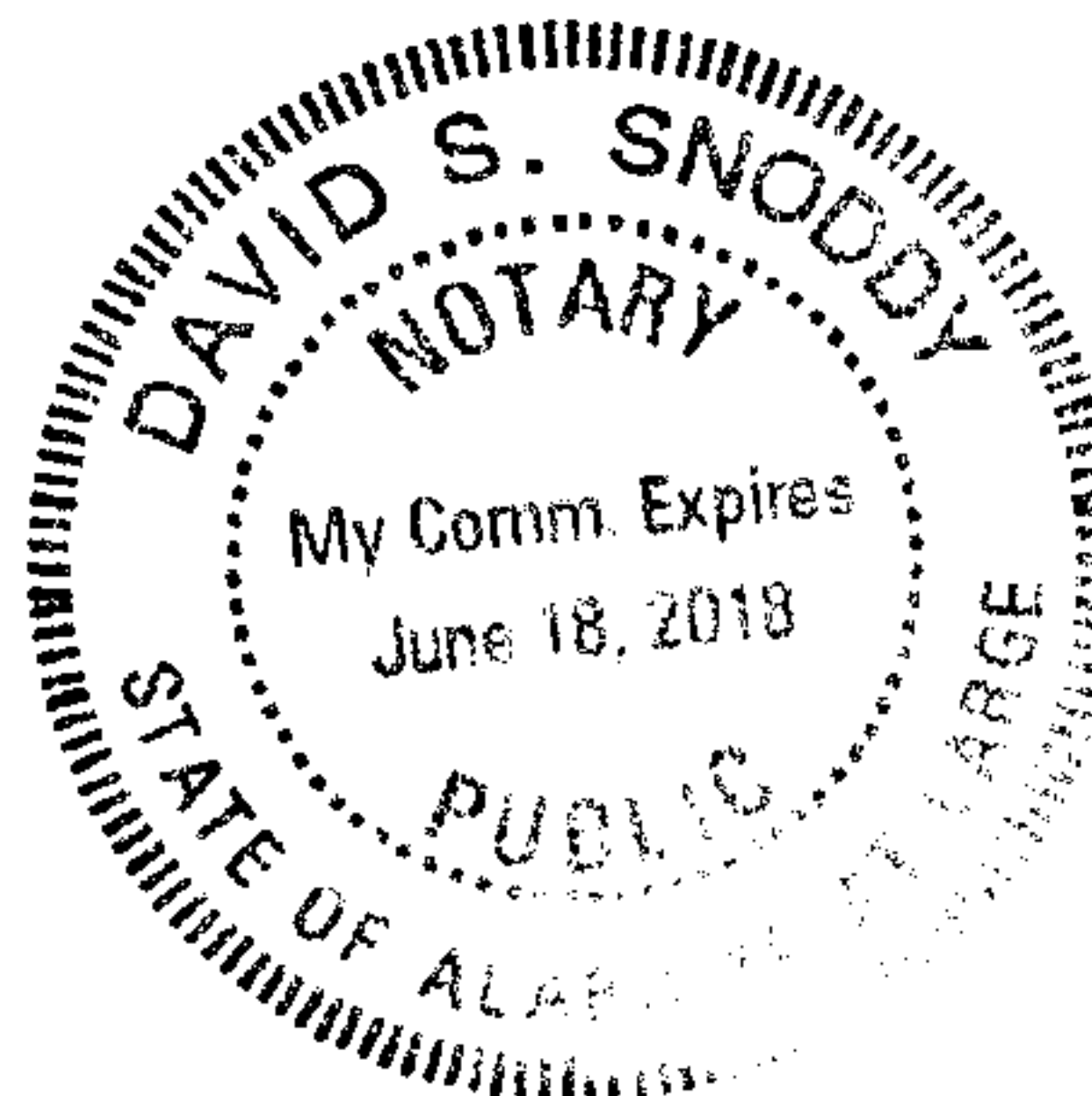
Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 Sec. 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 Sec. 40-22-1 (h).

Date 4/12/16
Unattested _____
(verified by)

Print Gerald D. O'Brien
Sign _____
(Grantor/Grantee/Owner/Agent) circle one



Barcode
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Shelby Cnty Judge of Probate, AL
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