

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
April Brown
235 Camden Cove Parkway
Calera, AL 35040

GENERAL WARRANTY DEED

20160505000150350
05/05/2016 09:47:04 AM
DEEDS 1/2

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Seventy-Three Thousand Six Hundred Eighty And No/100 Dollars (\$173,680.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Anthony Glen Hamer, a married man, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto April Brown (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 43-AA, according to the Map and Survey of Re-Survey of Lot 43-A, Camden Cove, Sector 4, recorded in Map Book 30, Page 55, in the Office of the Judge of Probate of 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.

One Hundred Sixty-Seven Thousand Eight Hundred Eighty-Three And No/100 Dollars (\$167,883.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

The above described property does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous thereto.

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 April 29, 2016.


Anthony Glen Hamer

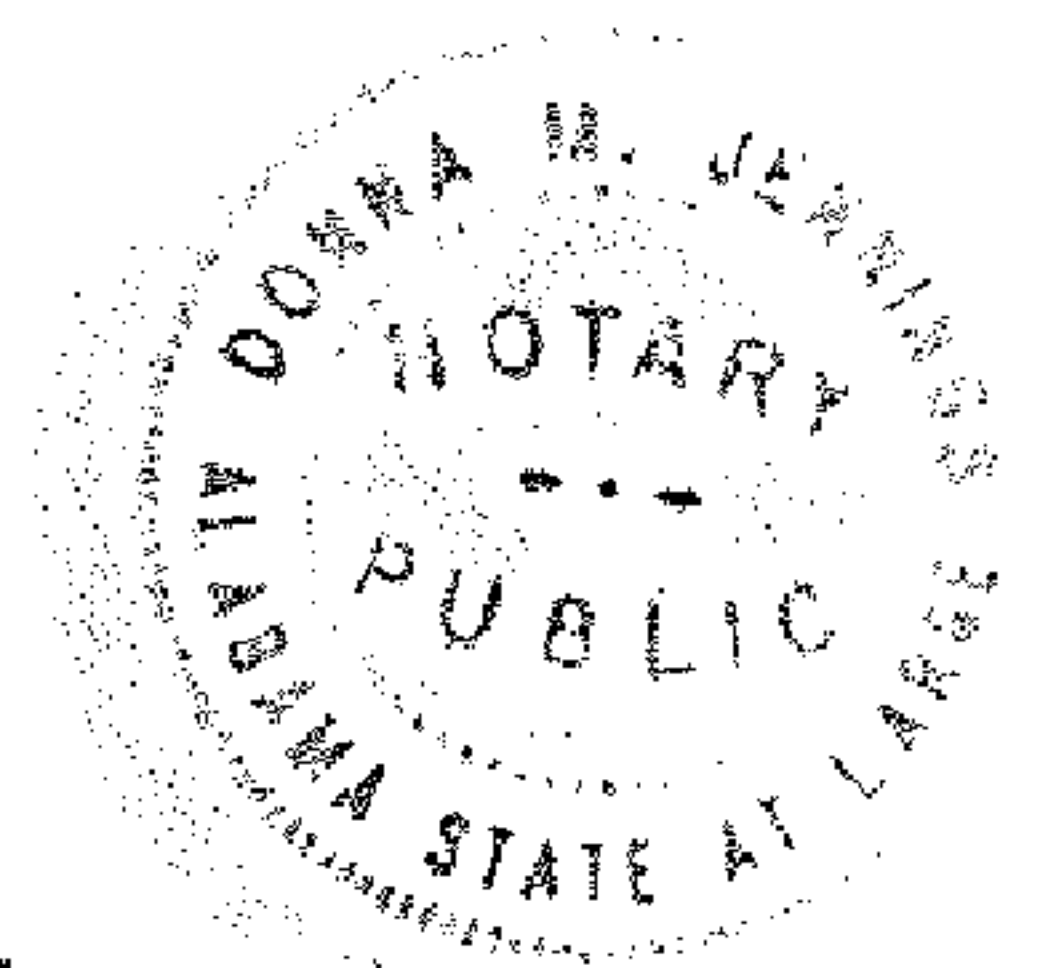
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony Glen Hamer, 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 the 29th day of April, 2016.


Notary Public

My commission expires: 1/30/2019



20160505000150350 05/05/2016 09:47:04 AM DEEDS 2/2

Grantor's Name Anthony Glen Hamer
Mailing Address 235 Camden Cove Parkway
Calera, AL 35040

Grantee's Name April Brown
Mailing Address 1212 Birchwood St
Birmingham, AL 35215

Property Address 235 Camden Cove Parkway
Calera, AL 35040

Date of Sale April 29, 2016
Total Purchase Price \$173,680.00
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 - Anthony Glen Hamer, 235 Camden Cove Parkway, Calera, AL 35040.

Grantee's name and mailing address - April Brown, 1212 Birchwood St, Birmingham, AL 35215.

Property address - 235 Camden Cove Parkway, Calera, AL 35040

Date of Sale - April 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.

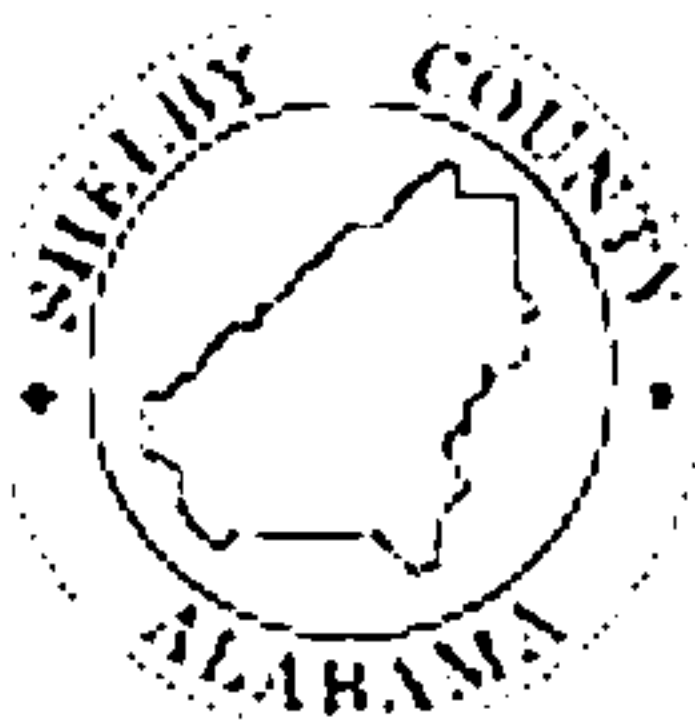
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 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: April 29, 2016

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/05/2016 09:47:04 AM
\$23.00 CHERRY
20160505000150350

