

20160601000188280
06/01/2016 03:25:00 PM
DEEDS 1/3

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Thomas Harris
607 Gables Drive
Hoover, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Eighty-One Thousand Nine Hundred and 00/100 Dollars** (\$81,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

John Paul, an unmarried man

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Thomas Harris

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

See Exhibit "A" attached hereto

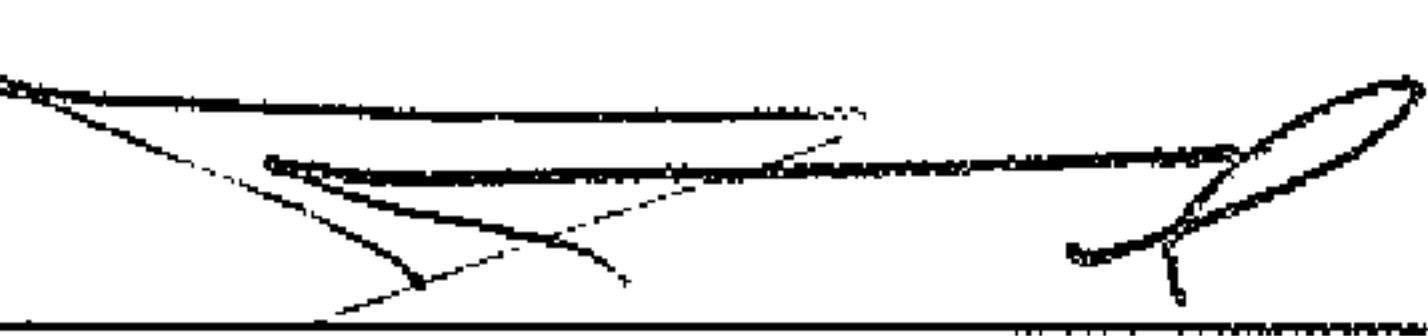
\$65,520.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2016 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **his** heirs and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, **his** 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 Grantee, **his** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this **27th day of May, 2016**.


John Paul
STATE OF ALABAMA
JEFFERSON COUNTY

(Seal)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **John Paul** 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 **he** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **27th day of May, 2016**.

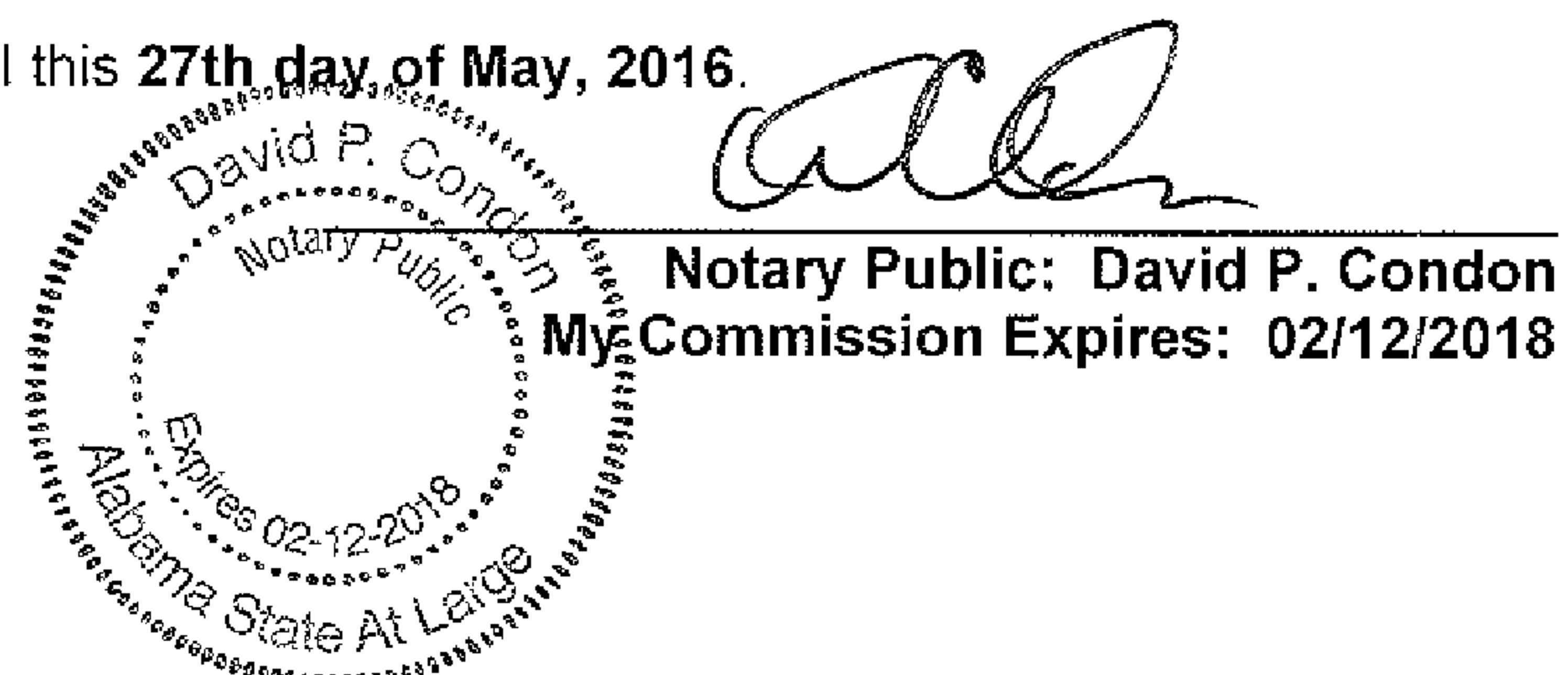


EXHIBIT A
Legal Description

Unit 607, Building 6, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177, and amended in Real 27, Page 733, Real Volume 50, Page 327, and in Real Volume 50, Page 340 and re-recorded in Real 50, Page 842, Real 165, Page 578 and amended in Real 59, Page 19 and further amended by Corporate Volume 30, Page 407 and in Real 96, Page 855 and Real 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733, amended in Real Volume 50, Page 325, further amended by Real 189, Page 222, Real 222, page 691, Real 238, Page 241, Real 269, Page 270 and further amended by Eleventh Amendment to Declaration of Condominium as recorded in Real 284, Page 181, together with an undivided interest in the common elements as set forth in the aforesaid mentioned declaration, said unit being more particularly described in the floor plans and architectural drawings of The Gables condominium as recorded in Map Book 9, Page 41 thru 44 and amended in Map Book 9, Page 135, Map Book 10, Page 49, and further amended by Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama.

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **John Paul** Date of Sale: **May 27th, 2016** Error! Switch argument not specified.Mailing Address: **607 Gables Drive**
Hoover, Alabama, 35244Total Purchase Price: **\$81,900.00**

Or

Property Address: **607 Gables Drive**
Hoover, Alabama, 35244Actual Value: **\$ _____**

Or

Assessor's Market Value: **\$ _____**Grantee Name: **Thomas Harris**Mailing Address: **purchasers add**
purchasers city, purchasers state, purchaser zip

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 Section 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 Section 40-22-1 (h).Date: **May 27th, 2016**Print: David Condar UnattestedSign: W. Allen

(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
 06/01/2016 03:25:00 PM
 \$102.00 CHERRY
 20160601000188280

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".