

This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Suzanne Speer
173 Narrows Peak Cir
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Eighty Seven Thousand Five Hundred and 00/100 Dollars (\$187,500.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, we, JULIE L. PYRON and WALTER B. SAILERS, Wife and Husband (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SUZANNE SPEER (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:


See attached Exhibit "A"

One Hundred Seventy Eight Thousand One Hundred Twenty Five and 00/100 Dollars (\$178,125.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

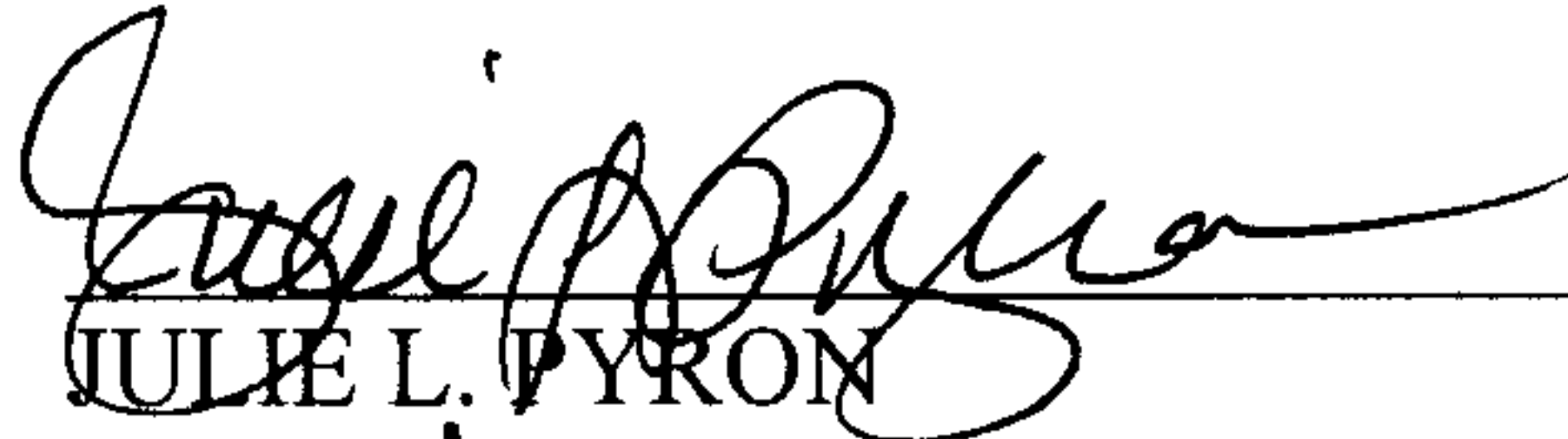
Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way.

And we do for ourselves and for our executors and administrator covenant with said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 06/02/2016
State of Alabama
Deed Tax: \$9.50


20160602000189440 1/4 \$32.50
Shelby Cnty Judge of Probate, AL
06/02/2016 11:34:42 AM FILED/CERT

Dated this 26th day of May, 2016.



JULIE L. PYRON




WALTER B. SAILERS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JULIE L. PYRON and WALTER B. SAILERS, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of May, 2016.



NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2017

Property Address:
173 Narrows Peak Cir.
Birmingham, AL 35242

Grantee's Address:
173 Narrows Peak Cir.
Birmingham, AL 35242

Grantor's Address:
259 Woodbridge Tr.
Chelsea, AL 35043



20160602000189440 2/4 \$32.50
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

Lot 56, according to the Final Record Plat of Narrows Peak Sector, as recorded in Map Book 31 Page 125 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").



20160602000189440 3/4 \$32.50
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Real Estate Sales Validation Form

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

Grantor's Name Julie Pyron & Walter Sailers
Mailing Address 259 Woodbridge Trail
Chelsea, AL 35043

Grantee's Name Suzanne Speer
Mailing Address 173 Narrows Peak Cir.
Birmingham, AL 35242

Property Address 173 Narrows Peak Cir.
Birmingham, AL 35242

Date of Sale 5/26/16
Total Purchase Price \$ 187,500.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

- Mortgage
Bill of Sale
Sales Contract
Closing Statement
Other



20160602000189440 4/4 \$32.50
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* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 5/26/16

Print John A. Gant

Sign [Signature]
(Owner / Agent) circle one