

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

SEND TAX NOTICE TO:
Coy D Cambron
613 Cahaba Manor Trail
Pelham, AL 35124

GENERAL WARRANTY DEED

20160610000201550

06/10/2016 11:56:33 AM
DEEDS 1/2

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Seventy-Eight Thousand And No/100 Dollars (\$78,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Patricia A. Bryant, a married woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Coy D Cambron (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 21-A, according to the Map and Survey of Resurvey of Lots 21, 22, 23, 24, part of 25 and vacated portion of Cahaba Manor Trail, Cahaba Manor Town Homes, 3rd Addition, recorded in Map Book 10, Page 73, 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.

Note: Patricia A. Bryant is the same person as Patricia A. Stephens who acquired title in Instrument #1995-14168. This is not the homestead property of the Grantor as defined in the Code of Alabama Section 6-10-3.

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 June 9, 2016.

Patricia A. Bryant

Patricia A. Bryant

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Patricia A. Bryant 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 on 09 day of June, 2016.

Notary Public

My commission expires:

1/16/17

JUSTIN SMITHERMAN
Notary Public, Alabama State at Large
My Commission Expires Jan. 16, 2017

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20160610000201550 06/10/2016 11:56:33 AM DEEDS 2/2

Grantor's Name Patricia A. Bryant

Grantee's Name Coy D Cambron

Mailing Address 613 Cahaba Manor Trail
Pelham, AL 35124

Mailing Address 1150 West Hammons Ferry Rd
Cathaway, KY 42327

Property Address 613 Cahaba Manor Trail
Pelham, AL 35124

Date of Sale June 9, 2016

\$78,000.00

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)

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 - Patricia A. Bryant, 613 Cahaba Manor Trail, Pelham, AL 35124.

Grantee's name and mailing address - Coy D Cambron, , .

Property address - 613 Cahaba Manor Trail, Pelham, AL 35124

Date of Sale - June 9, 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.

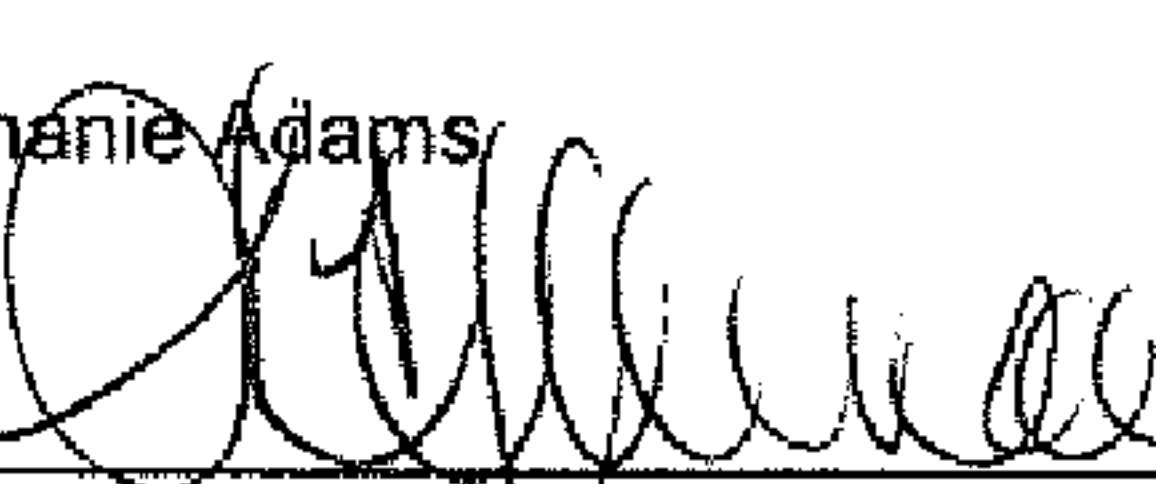
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes will be used and the taxpayer will be 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: June 9, 2016

Stephanie Adams

Sign



Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/10/2016 11:56:33 AM
\$95.00 CHERRY
20160610000201550

