

20160706000234590  
07/06/2016 02:16:02 PM  
DEEDS 1/2

Prepared by:  
Shannon E. Price, Esq.  
P. O. Box 19144  
Birmingham, AL 35219

Send Tax Notice To:  
Gary W. & Shaheen Upton  
635 Bayhill Road  
Hoover, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

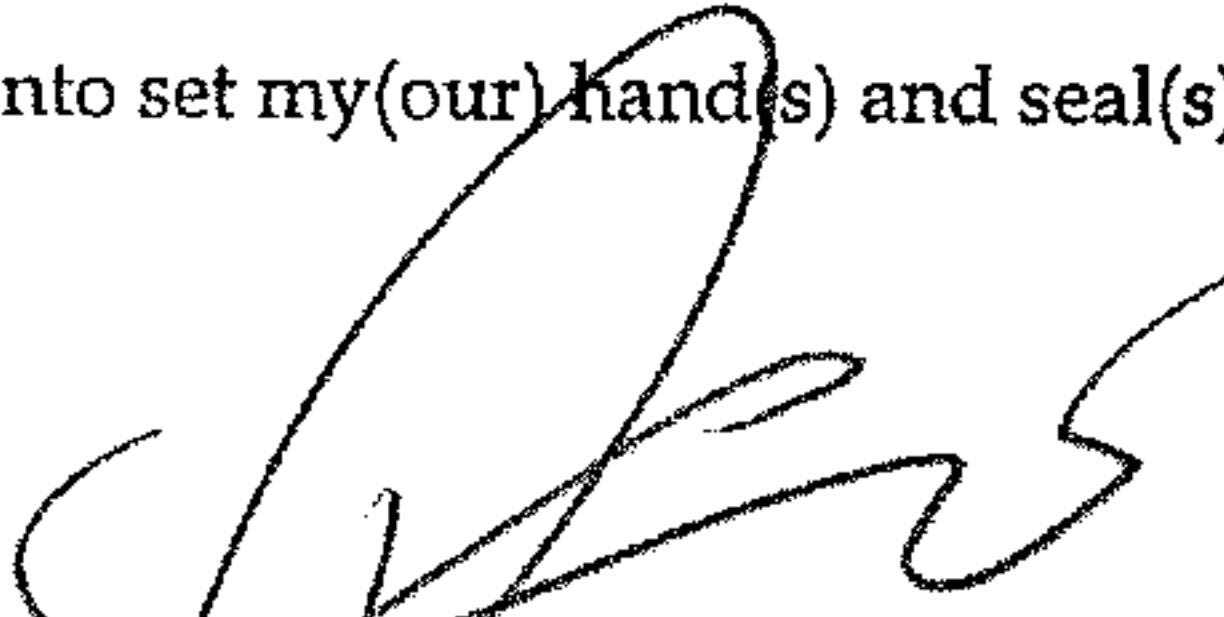
KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Sixty Thousand and no/100 (\$460,000.00) Dollars to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, SUNTRUST BANK (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, GARY W. UPTON and SHAHEEN UPTON (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1A, ACCORDING TO THE RESURVEY OF HEATHERWOOD FOREST, SECTOR 1 AND LOT 22 HEATHERWOOD, 4<sup>TH</sup> SECTOR, 2<sup>ND</sup> ADDITION, AS RECORDED IN MAP BOOK 33, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

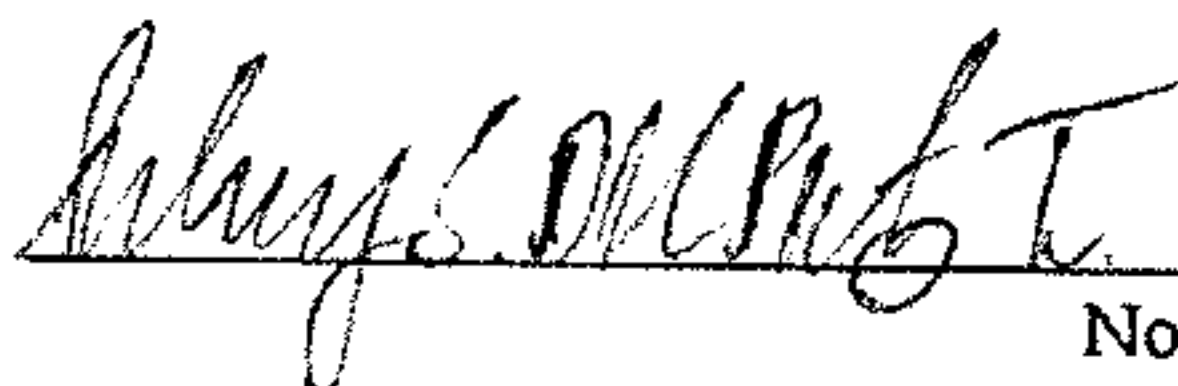
Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s), on June 28, 2016.

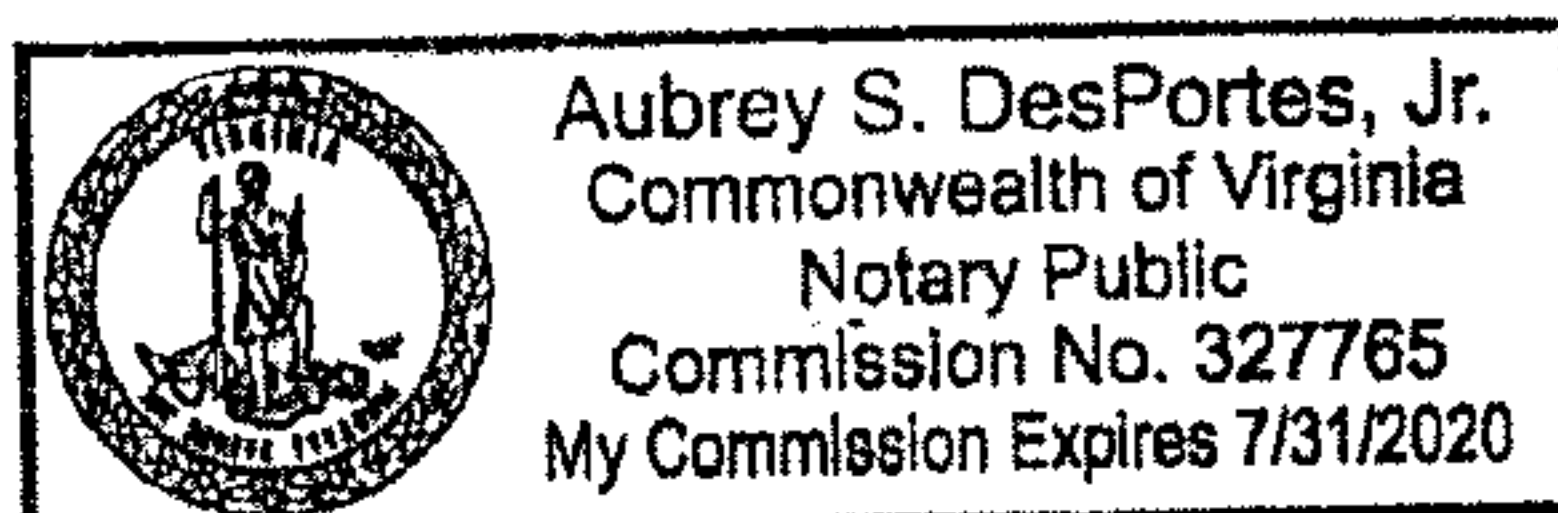
  
SUNTRUST BANK  
By: Ryan H. Quinn, Esq.  
Its: Vice President

STATE OF VIRGINIA  
COUNTY OF CITY OF RICHMOND

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that RYAN H. QUINN, the duly authorized Vice President of Suntrust Bank, 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 said conveyance, he/she executed the same voluntarily, as an act of said company, acting in his/her capacity as aforesaid. Given under my hand and official seal on June 28, 2016.

  
Notary Public AUBREY S. DESPORTES, JR.

My commission expires: JULY 31, 2020



## Real Estate Sales Validation Form

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

Grantor's Name	SunTrust Bank	Grantee's Name	Gary W. Upton Shaheen Upton
Mailing Address	635 Bayhill Road Hoover, 35244 35244	Mailing Address	4856 Indian Valley Road Birmingham, AL 35244
Property Address	635 Bayhill Road Hoover, AL 35244	Date of Sale	June 30, 2016
		Total Purchase Price	\$460,000.00
		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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 29, 2016

**Unattested**

(verified by)

Print SunTrust Bank Janet Friedman

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/06/2016 02:16:02 PM  
\$64.00 CHERRY  
20160706000234590

[Signature]

Form RT-1