

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

SEND TAX NOTICE TO:
Paula Shaw
110 Cedar Cove Drive
Pelham, AL 35124

20160707000235830
07/07/2016 10:44:27 AM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Thirty-Eight Thousand And No/100 Dollars (\$238,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Andrew C. Flurry, an unmarried man, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Paula Shaw (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 6, Block 1, according to the Map and Survey of Cedar Cove Phase II, recorded in Map Book 9, Page 111, 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.

Two Hundred Twenty-Six Thousand One Hundred And No/100 Dollars (\$226,100.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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 July 1, 2016.

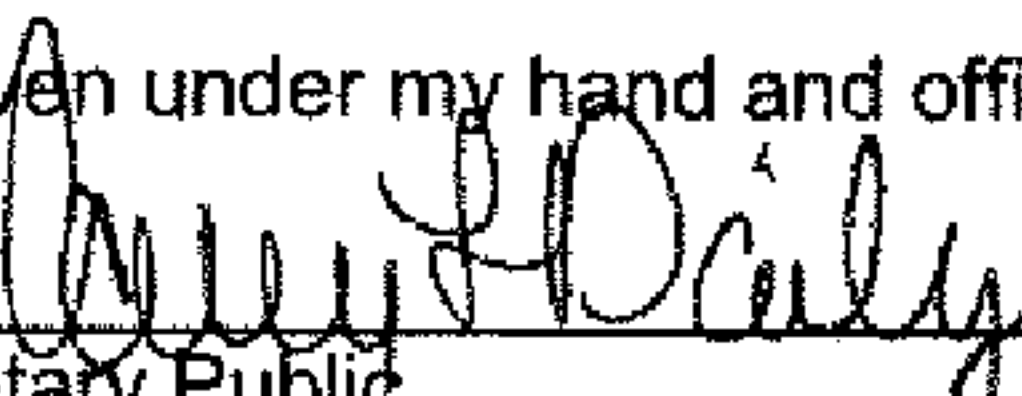


Andrew C. Flurry

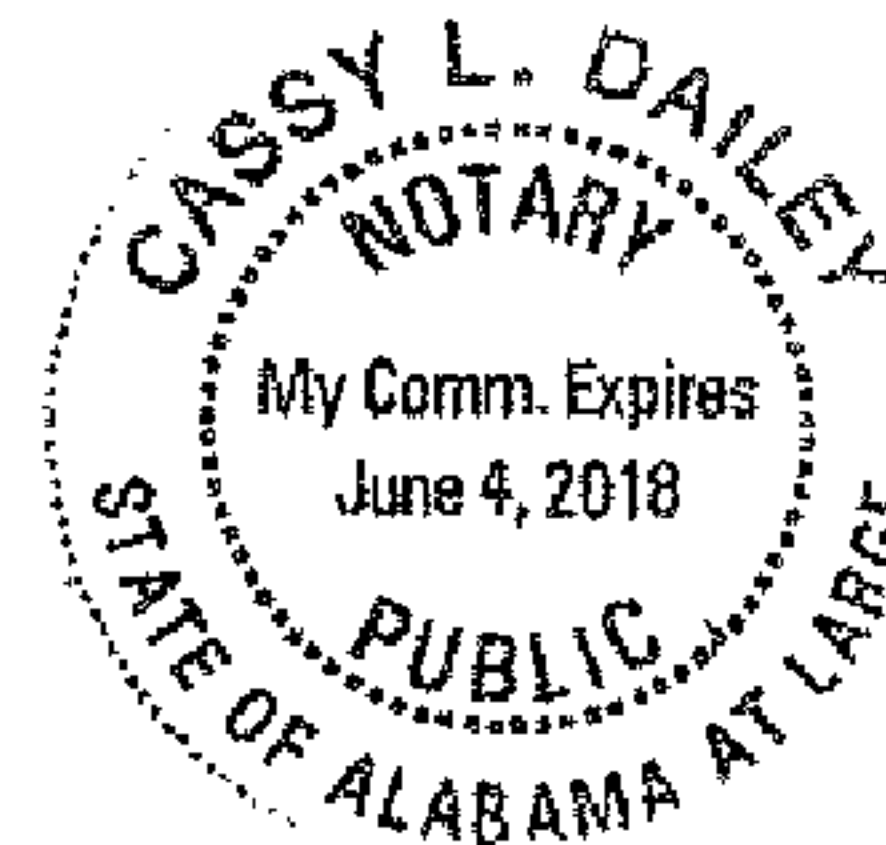
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Andrew C. Flurry 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 on 01 day of July, 2016.



Notary Public
My commission expires: 6/4/18



20160707000235830 07/07/2016 10:44:27 AM DEEDS 2/2

Grantor's Name Andrew C. Flurry

Grantee's Name Paula Shaw

Mailing Address 110 Cedar Cove Drive
Pelham, AL 35124

Mailing Address 705 Huntley Apt Drive
Pelham, AL 35124

Property Address 110 Cedar Cove Drive
Pelham, AL 35124

Date of Sale July 1, 2016
Total Purchase Price \$238,000.00

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 - Andrew C. Flurry, 110 Cedar Cove Drive, Pelham, AL 35124.

Grantee's name and mailing address - Paula Shaw, 705 Huntley Apt Drive, Pelham, AL 35124.

Property address - 110 Cedar Cove Drive, Pelham, AL 35124

Date of Sale - July 1, 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: July 1, 2016

Haley Taylor

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/07/2016 10:44:27 AM
\$30.00 CHERRY
20160707000235830