

Send tax notice to:  
**BHM1600240**  
Jeffrey E. Berry  
Kimberly A. Berry  
2008 Runaway Dr.  
Helena, AL 35080

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**20160719000251800**  
**07/19/2016 11:48:15 AM**  
**DEEDS 1/3**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirteen Thousand and 00/100 Dollars (\$213,000.00)** in hand paid to the undersigned, **Jimmy C. McCay and Rita A. McCay, husband and wife** (hereinafter referred to as "Grantors"), by **Jeffrey E. Berry and Kimberly A. Berry** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 27, according to the Survey of Dearing Downs, 11th Addition, a subdivision for single family residences, as recorded in Map Book 15, Page 90 in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

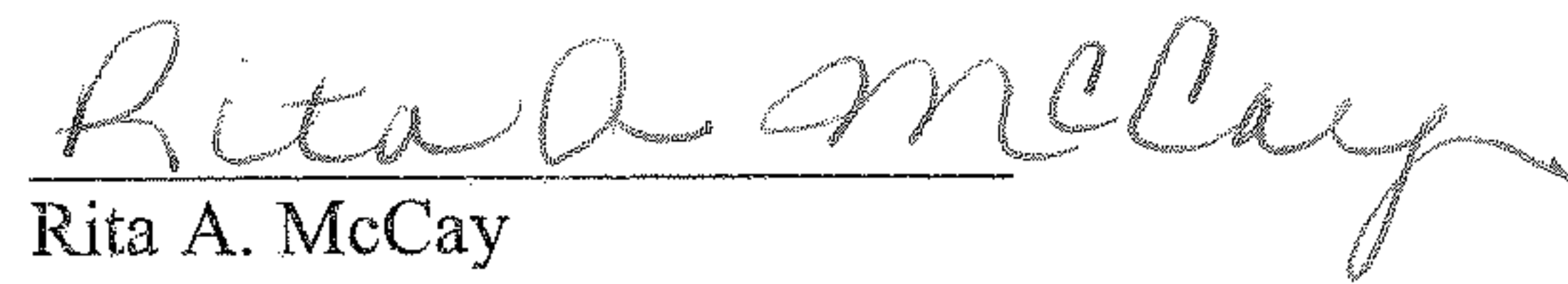
**\$170,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Jimmy C. McCay and Rita A. McCay have hereunto set their signatures and seals on July 18, 2016.

  
Jimmy C. McCay

  
Rita A. McCay

STATE OF ALABAMA  
COUNTY OF JEFFERSON


20160719000251800 07/19/2016 11:48:15 AM DEEDS 2/3

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jimmy C. McCay and Rita A. McCay, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of July, 2016.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: CAITLIN HARDEE GRAHAM  
Commission Expires: APR. 14, 2019

**Real Estate Sales Validation Form**

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

Grantor's Name Jimmy C. McCay  
 Mailing Address Rita A. McCay  
358 Strathaven Dr.  
Pelham, AL 3524

Grantee's Name Jeffrey E. Berry  
 Mailing Address Kimberly A. Berry  
2008 Runaway Dr.  
Helena, AL 35080

Property Address 2008 Runaway Dr.  
Helena, AL 35080

Date of Sale 07/18/16  
 Total Purchase Price \$ 213,000.00

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ \_\_\_\_\_

**20160719000251800 07/19/2016 11:48:15**  
**AM DEEDS 3/3**

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 § 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 7/18/16 Print Caitlin Graham

Unattested Sign Caitlin Graham  
 \_\_\_\_\_ (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 07/19/2016 11:48:15 AM  
 \$234.00 CHERRY  
 20160719000251800

*[Signature]*