


This Instrument was prepared by:
Gregory D. Harrelson, Esq
15 Southlake Lane, Ste 130
Hoover, AL 35244


20160801000269680 1/2 \$85.50
Shelby Cnty Judge of Probate, AL
08/01/2016 11:59:32 AM FILED/CERT

Send Tax Notice To:
Christopher G. Taylor
5168 Kirkwall Lane
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED THIRTY SEVEN THOUSAND and 00/100 Dollars (\$337,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Russell I. Morgan and Megan P. Morgan, husband and wife**, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto **Christopher G. Taylor, a single man**, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 20, in Block 1, according to the Survey of Kirkwall, a Subdivision of Inverness, as recorded in Map Book 6, Page 152, in the Probate Office of Shelby County, Alabama

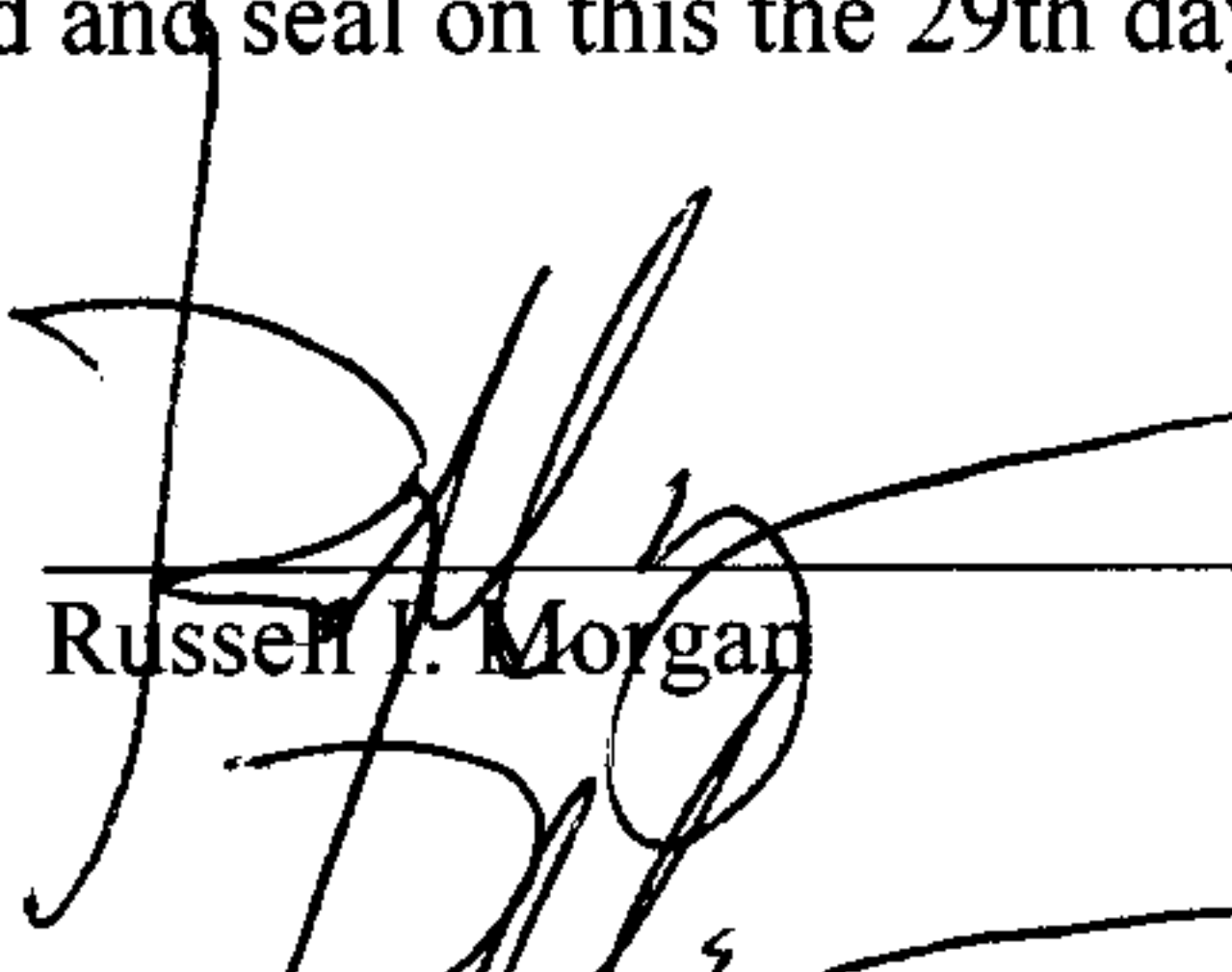
Subject to: (1) Ad valorem taxes due and payable October 1, 2016 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

\$269,600.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

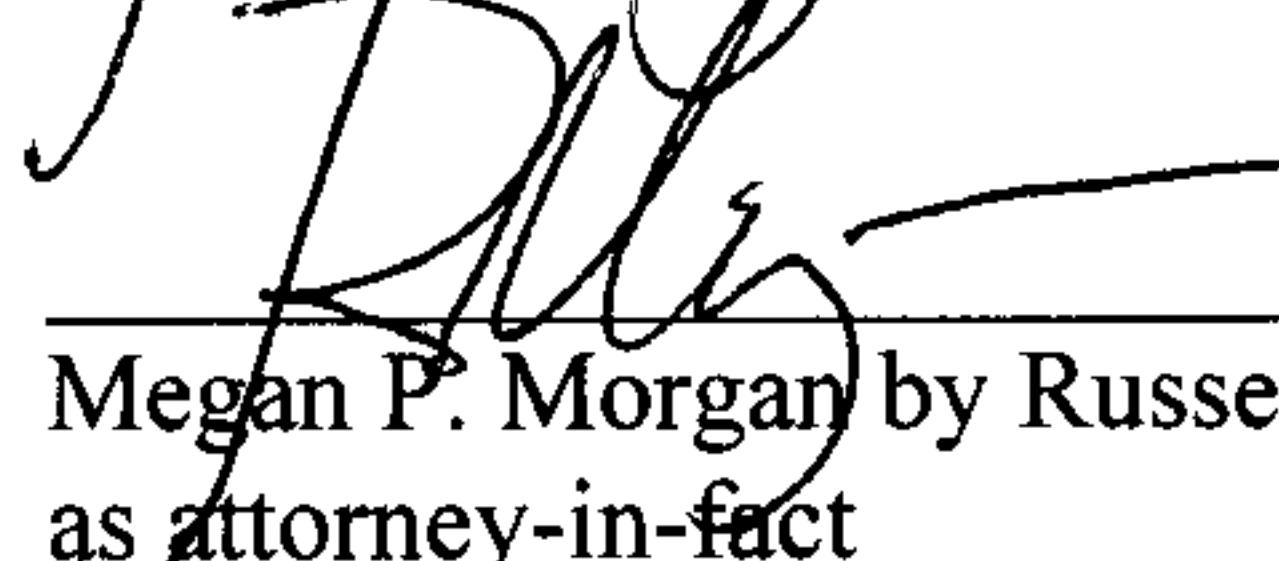
TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.
And the Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from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

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 29th day of July, 2016.

Shelby County, AL 08/01/2016
State of Alabama
Deed Tax: \$67.50



Russell I. Morgan



Megan P. Morgan by Russell I. Morgan
as attorney-in-fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Russell I. Morgan, 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 this 29th day of July, 2016.



NOTARY PUBLIC

My Commission Expires: 8-25-19

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Russell I. Morgan, whose name as attorney-in-fact for Megan P. Morgan, 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, as such attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of July, 2016.



NOTARY PUBLIC

My Commission Expires: 8-25-19

Real Estate Sales Validation Form

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

Grantor's Name Russell I Morgan
Mailing Address Megan P Morgan
5168 Kirkwell Lane
Birmingham, AL 35242

Grantee's Name Christopher G Taylor
Mailing Address 5160 Kirkwell Lane
Birmingham, AL 35242

Property Address 5168 Kirkwell Lane
Birmingham, AL 35242

Date of Sale 7-29-16
Total Purchase Price \$ 337,000.00


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
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other


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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 7-29-16

Print Gregory D Hamel

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1