

This instrument prepared by:
Michael Galloway, Attorney
931 Sharitt Avenue, Suite 113
Gardendale, AL 35071

SEND TAX NOTICE TO:
Charles Shang Wilburn and
Tammy G. Wilburn
6594 Remington Ln
Pelham, AL 35124

20160801000270320
08/01/2016 02:07:36 PM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Ninety Thousand And No/100 Dollars (\$290,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jane Morgan, formerly known as Jane White, and husband, Robert E. Flaherty, Jr. (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Charles Shang Wilburn and Tammy G. Wilburn (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in SHELBY County, Alabama.

LOT 60, ACCORDING TO THE SURVEY OF QUAIL RUN, PHASE 2,
AS RECORDED IN MAP BOOK 7, PAGE 113, IN THE PROBATE
OFFICE 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 Fifty Thousand And No/100 Dollars (\$250,000.00) 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 Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 29, 2016.



Jane Morgan


Robert E. Flaherty, Jr.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Jane Morgan and Robert E. Flaherty, Jr. whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 29th day of July, 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

20160801000270320 08/01/2016 02:07:36 PM DEEDS 2/2

Grantor's Name Jane Morgan
Mailing Address 6594 Remington Ln
Pelham, AL 35124
Grantee's Name Charles Shang Wilburn and Tammy
G. Wilburn
Mailing Address 308 Gemini Circle
Birmingham, AL 35215

Property Address 6594 Remington Ln
Pelham, AL 35124
Date of Sale July 29, 2016
Total Purchase Price \$290,000.00
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: _____

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 - Jane Morgan, 6594 Remington Ln, Pelham, AL 35124.

Grantee's name and mailing address - Charles Shang Wilburn and Tammy G. Wilburn, 308 Gemini Circle, Birmingham, AL 35215.

Property address - 6594 Remington Ln, Pelham, AL 35124

Date of Sale - July 29, 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 29, 2016

Sign _____
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/01/2016 02:07:36 PM
\$58.00 CHERRY
20160801000270320