


This document prepared by:  
Law Office of John A. Gant  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send tax notice to:  
Kimberly S. Southerland  
1318 Berwick Dr.  
Hoover, AL 35242

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

  
20160810000285390 1/4 \$97.50  
Shelby Cnty Judge of Probate, AL  
08/10/2016 02:04:55 PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Nine Thousand Nine Hundred and 00/100 Dollars (\$209,900.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, We, DAVID T. GADBOIS and GREGORY P. GADBOIS, Successor Co-Trustees of the Nancy T. Nealon Trust (herein referred to as GRANTORS) do grant, bargain, sell and convey unto KIMBERLY S. SOUTHERLAND (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Lot 59, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, page 31, in the Probate Office of Shelby County, Alabama.

One Thirty Six Thousand Four Hundred Thirty Five and 00/100 Dollars (\$136,435.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 08/10/2016  
State of Alabama  
Deed Tax: \$73.50

Dated this 29 day of July, 2016.

Gregory P. Gadbois

GREGORY P. GADBOIS, Successor Co-Trustee of the  
Nancy T. Nealon Trust

20160810000285390 2/4 \$97.50  
Shelby Cnty Judge of Probate, AL  
08/10/2016 02:04:55 PM FILED/CERT

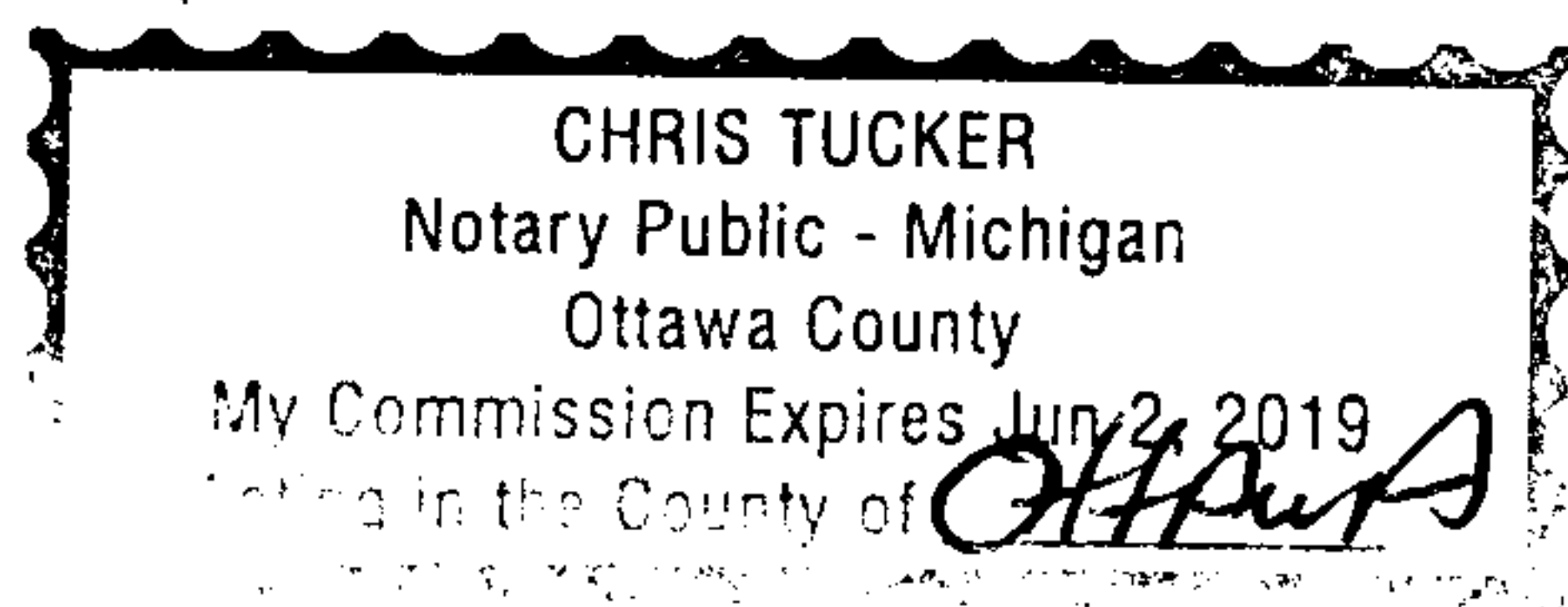
STATE OF Michigan )  
Ottawa COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GREGORY P. GADBOIS, Successor Co-Trustee of the Nancy T. Nealon Trust, 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.

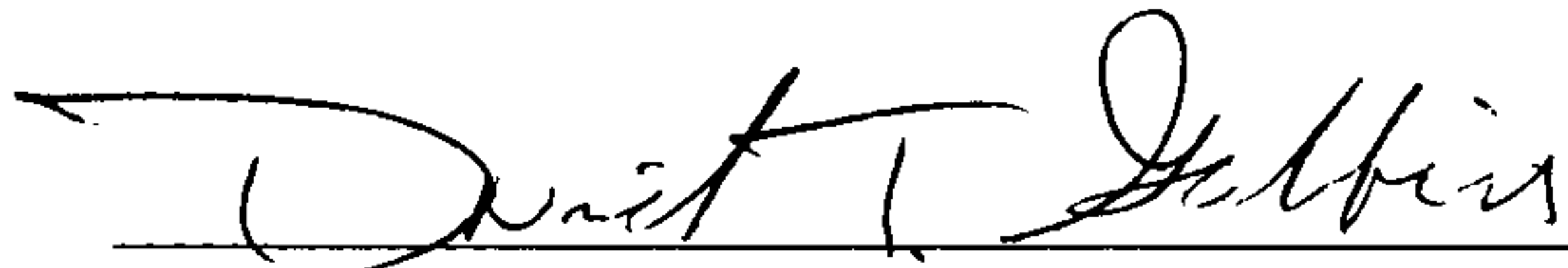
Given under my hand and official seal this the 29 day of July, 2016.

Chris Tucker  
NOTARY PUBLIC:

My Commission Expires: 06/02/2019



Dated this 2<sup>nd</sup> day of August, 2016.



DAVID T. GADBOIS, Successor Co-Trustee of the  
Nancy T. Nealon Trust




20160810000285390 3/4 \$97.50  
Shelby Cnty Judge of Probate, AL  
08/10/2016 02:04:55 PM FILED/CERT

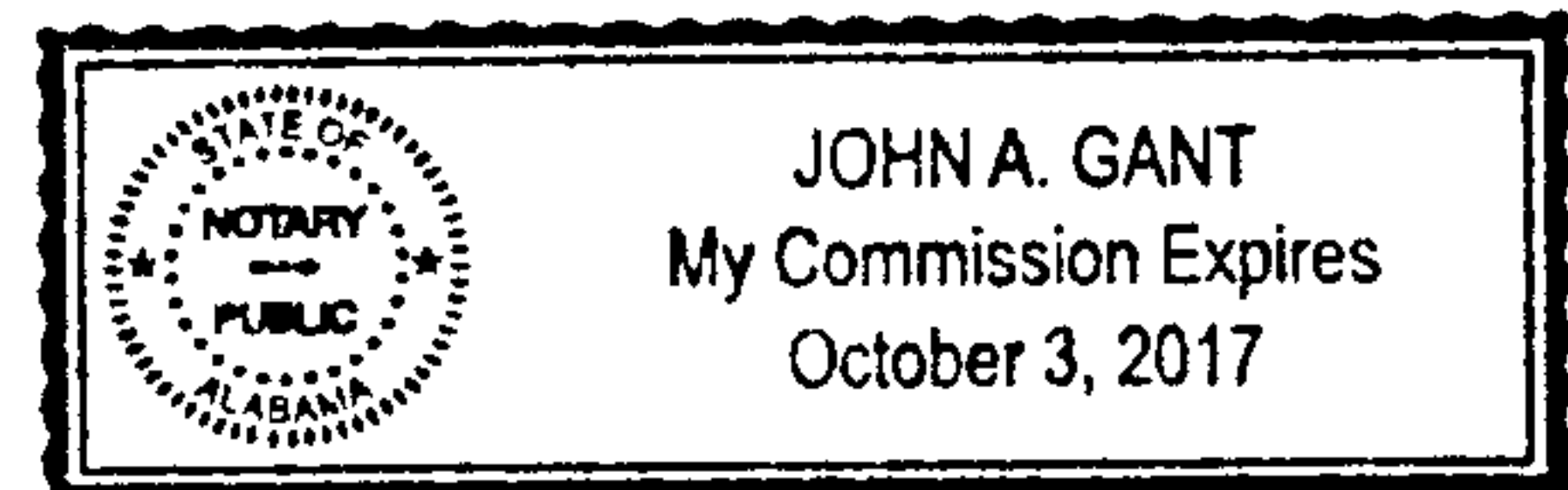
STATE OF ALABAMA)  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID T. GADBOIS, Successor Co-Trustee of the Nancy T. Nealon Trust, 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 the 2<sup>nd</sup> day of August, 2016.



NOTARY PUBLIC: JOHN A. GANT  
My Commission Expires: 10/3/2017



**Property Address:**  
1318 Berwick Dr.  
Hoover, AL 35242

**Grantee's Address:**  
1318 Berwick Dr.  
Hoover, AL 35242

**Grantor's Address:**  
5033 Lake Crest Dr.  
Hoover, AL 35226



# Real Estate Sales Validation Form

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

Grantor's Name Nancy T. Nealon Trust  
Mailing Address 5033 Lake Crest Dr.  
Hoover, AL 35226

Grantee's Name Kimberly S. Southerland  
Mailing Address 1318 Berwick Dr.  
Hoover, AL 35242

Property Address 1318 Berwick Dr.  
Hoover, AL 35242


Date of Sale 8/2/16  
Total Purchase Price \$ 209,900.00

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

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage  
☐ Bill of Sale  
☒ Sales Contract

☒ Closing Statement  
☐ Other

  
20160810000285390 4/4 \$97.50  
Shelby Cnty Judge of Probate, AL  
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\* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

## 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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 8/2/16

Print John A. Gant

Sign   
(Owner ☒ Agent) circle one