

20160811000286890

08/11/2016 02:08:25 PM

DEEDS 1/2

This instrument prepared by:
Shannon E. Price, Esq.
PO Box 19144
Birmingham, Alabama 35219

Send Tax Notice To:
Christina W. Marxen
4057 Guilford Road
Hoover, AL 35242

WARRANTY DEED

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

That in consideration of the sum of Two Hundred and Thirty Nine Thousand and Nine Hundred and 00/100 Dollars (\$ 239,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

Brookfield Relocation, Inc., a Delaware Company

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Christina W. Marxen

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 83, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS GUILFORD PLACE PHASE 2, AS RECORDED IN MAP BOOK 22, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: All Easements, Restrictions and Rights of Way of record.

\$ 231,888 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this the 29 day of July, 2016.

Brookfield Relocation, Inc.

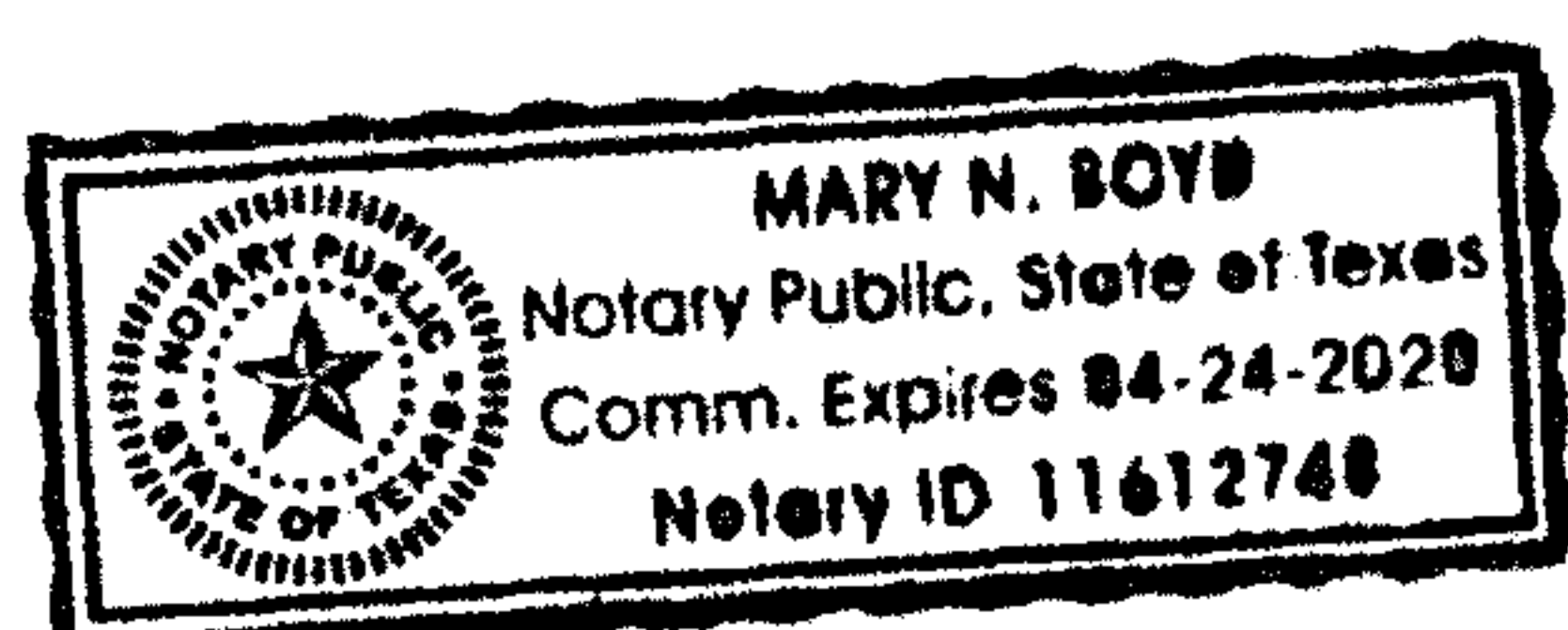
Graiz Veliz (Seal)
BY: Graiz Veliz
ITS: Authorized Signer

STATE OF TEXAS }

COUNTY OF BEXAR }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Graiz Veliz, whose name(s) as Authorized Signer of Brookfield Relocation, Inc., is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, as such officer and will full authority he/she/they executed the same voluntarily on the day the same bears date.

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



Mary N. Boyd
Notary Public

My Commission Expires: 04-24-2020

Real Estate Sales Validation Form

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

Grantor's Name	Brookfield Relocation Inc.	Grantee's Name	Christina W. Marxen
Mailing Address	16260 North 71st Street, Suite 200- Mail Stop 385 Scottsdale, AZ 85254	Mailing Address	4057 Guilford Road Birmingham, AL 35242
Property Address	4057 Guilford Road Hoover, AL 35242	Date of Sale	July 29, 2016
		Total Purchase Price	\$239,900.00
		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 - 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 of 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	Print	William Robert Cochran
		Sign	(Grantor/Grantee/Owner/Agent) circle one
	Unattested		
	(verified by)		



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/11/2016 02:08:25 PM
\$26.50 DEBBIE
20160811000286890

Form RT-1

James W. Fuhrmeister