

Reli Settlement Solutions, LLC
3595 Grandview Parkway Suite 600
Birmingham, Alabama 35243

20160831000316560

08/31/2016 03:01:10 PM

DEEDS 1/3

Send tax notice to:

BHM1600717

Preston York

Anne York

27 The Oaks

Hoover, AL 35244

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00)** in hand paid to the undersigned **Frances McMahon and Walter E. McMahon, Jr., husband and wife**, (hereinafter referred to as "Grantors"), by **Preston York and Anne York** (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, together with an undivided 1/43rd interest in Lot 44 (common area), according to the Map of The Oaks, as recorded in Map Book 10, Page 89, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

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

MINERAL AND MINING RIGHTS ARE EXCEPTED, IF ANY

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 Frances McMahon have hereunto set their signatures and seals on August 25, 2016.

FRANCES MCMAHON BY WALTER E. MCMAHON, JR.

Frances McMahon by her Attorney in
Fact Walter E. McMahon, Jr.

WALTER E. MCMAHON, JR.

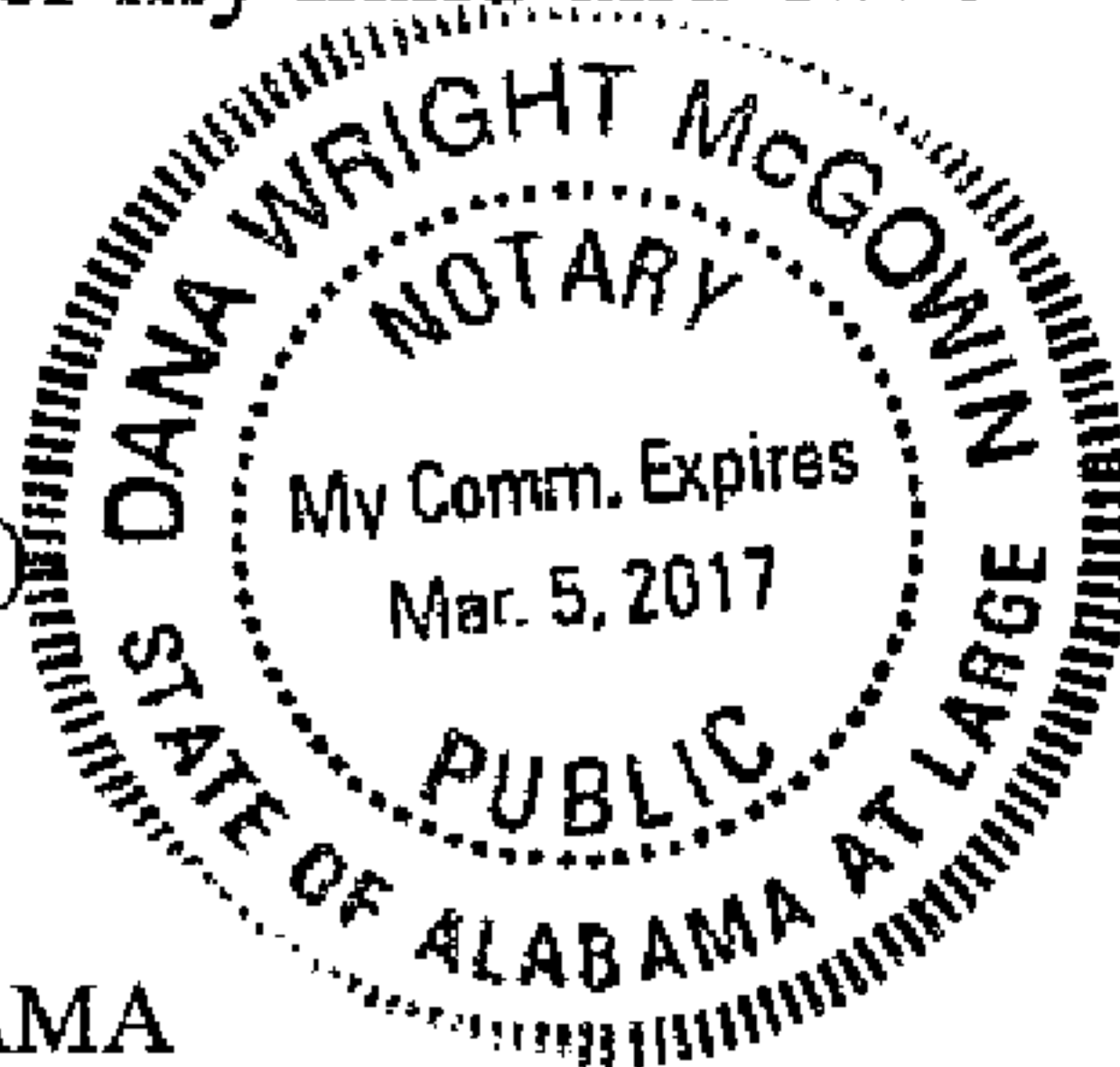
Walter E. McMahon, Jr.

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances McMahon by her Attorney in fact, Walter E. McMahon, Jr. 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 and with full authority as said attorney in fact on the day the same bears date.

Given under my hand and official seal this the 25th day of August, 2016.

(NOTARIAL SEAL)



[Signature]
Notary Public

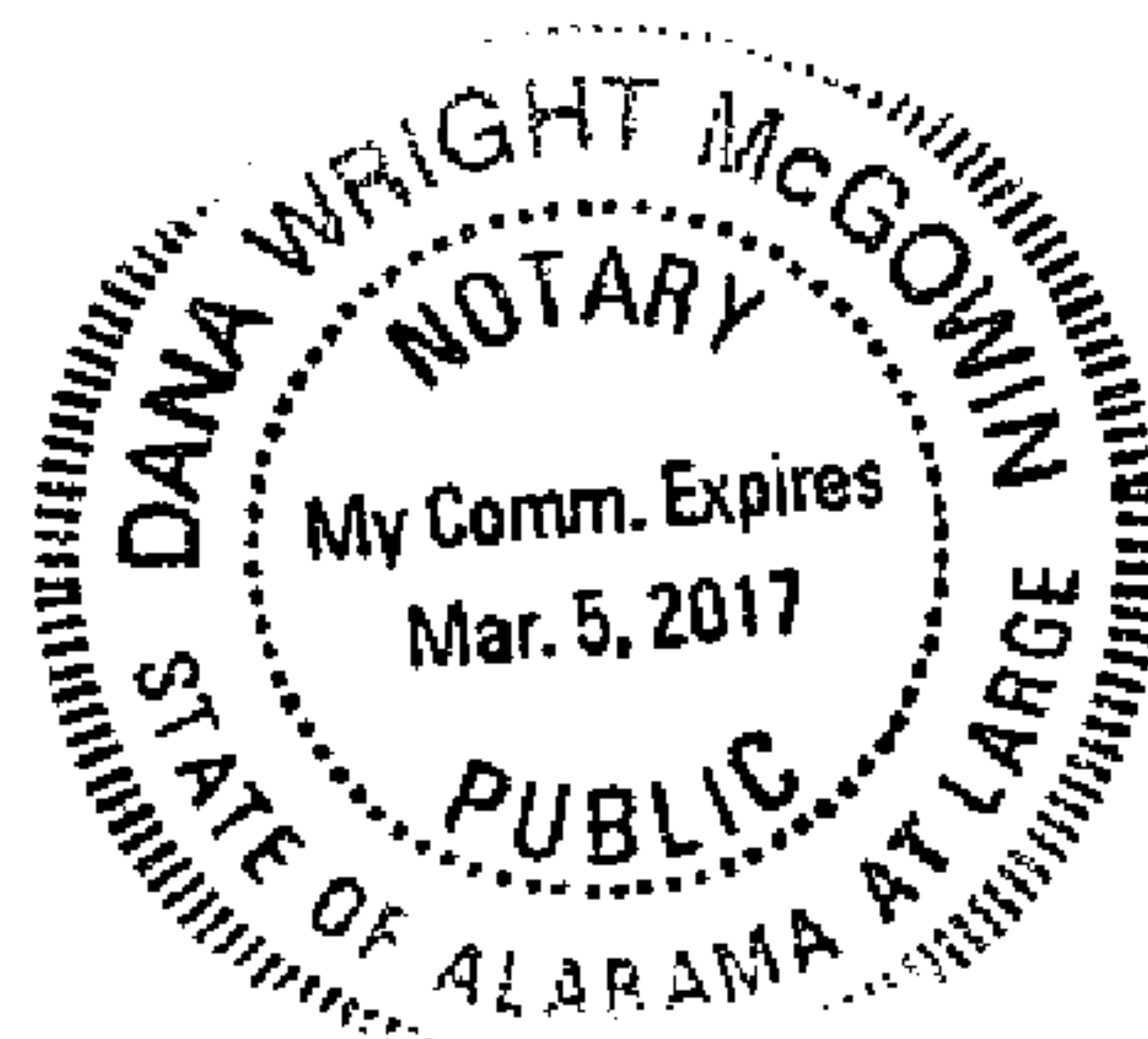
Print Name: Dana Wright McGowin
Commission Expires: 3/5/17

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter McMahon, 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 25th day of August, 2016.

(NOTARIAL SEAL)



[Signature]
Notary Public

Print Name: Dana Wright McGowin
Commission Expires: 3/5/17

Real Estate Sales Validation Form

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

Grantor's Name: Frances McMahon and Walter E. McMahon, Jr.

Grantee's Name: Preston York and Anne York

Mailing Address: 1130 22nd St S
Suite 4000
Birmingham, AL 35205Mailing Address: 27 The Oaks
Hoover, AL 35244Property Address: 27 The Oaks
Hoover, AL 35244

Date of Sale: 8/25/2016

Total Purchase Price: \$230,000.00

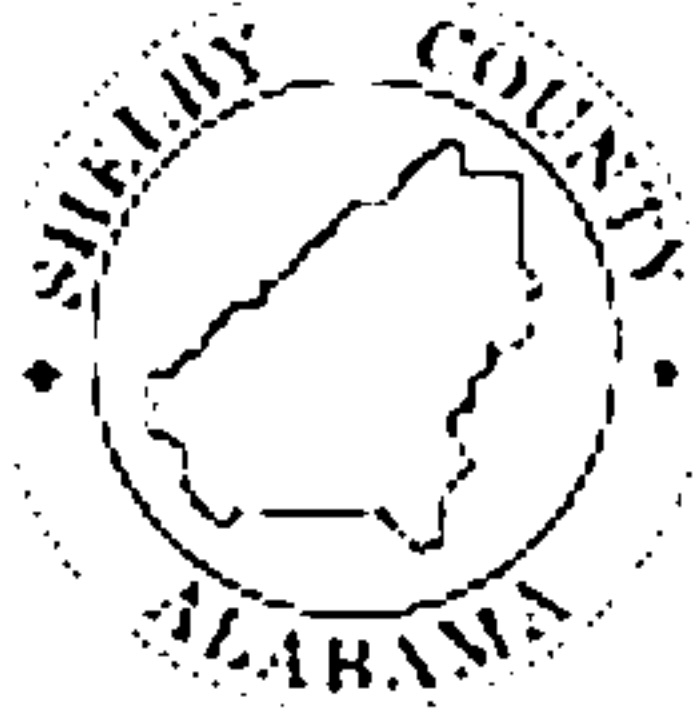
or

Actual Value: \$_____ n/a

or

Assessor's Market Value:\$

County: Shelby

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/31/2016 03:01:10 PM
\$251.00 DEBBIE
20160831000316560The 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: 8/25/2016

Print: Michelle Pouncey

☐ Unattested

(verified by)

Sign

(Grantor / Grantee / Owner / Agent) Circle One