


THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Christina R. Brown
2035 Belvedere Cove
Birmingham, Alabama 35242

_____[Space Above This Line For Recording Data]____

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20161007000369840 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
10/07/2016 10:51:26 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Sixty Thousand and no/100's Dollars (\$260,000.00)** and other good and valuable consideration to the undersigned,

Meredith Caldwell, an unmarried woman

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

Christina R. Brown

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

Lot 33, according to the Final Map of Belvedere Cove Phase III, as recorded in Map Book 36, Page 113, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. All taxes for the year 2016 and subsequent years, not yet due and payable.**
- 2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.**
- 3. Rights or claims of parties in possession not shown by the public records.**
- 4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.**
- 5. Any reappraisal, assessed value adjustment, roll back or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, The Office of the Tax Collector, and/or the Board of Equalization.**
- 6. Such state of facts as shown on subdivision plat recorded in Plat Book 36, Page 113.**
- 7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.**
- 8. Any representation as to the present ownership of any such interests, which includes leases, grants, exceptions or reservations of interests.**
- 10. Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.**
- 11. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 36, Page 113.**
- 12. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap,**

Shelby County, AL 10/07/2016
State of Alabama
Deed Tax: \$5.00

family status or national origin) as set forth in the document recorded in Book Instrument #2001-50211; Inst#200218725; Inst#20020603000295890 and Inst#20050617000278140 in the Probate Office of Shelby County, Alabama.

\$255,290.00 of the above consideration is paid by a Purchase Money Mortgage fiuled simultaneously herewith.

TO HAVE AND TO HOLD, unto the said grantee, her heirs and assigns, forever.

And said grantor does for herself, her heirs, successors and assigns, covenant with said grantee, her heirs and assigns, that she is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs, successors and assigns shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has hereunto set her signature and seal this the 5th day of October, 2016.

WITNESS:

Meredith Caldwell
Meredith Caldwell

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Meredith Caldwell, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, she executed the same voluntarily for and as her act on the day the same bears date.

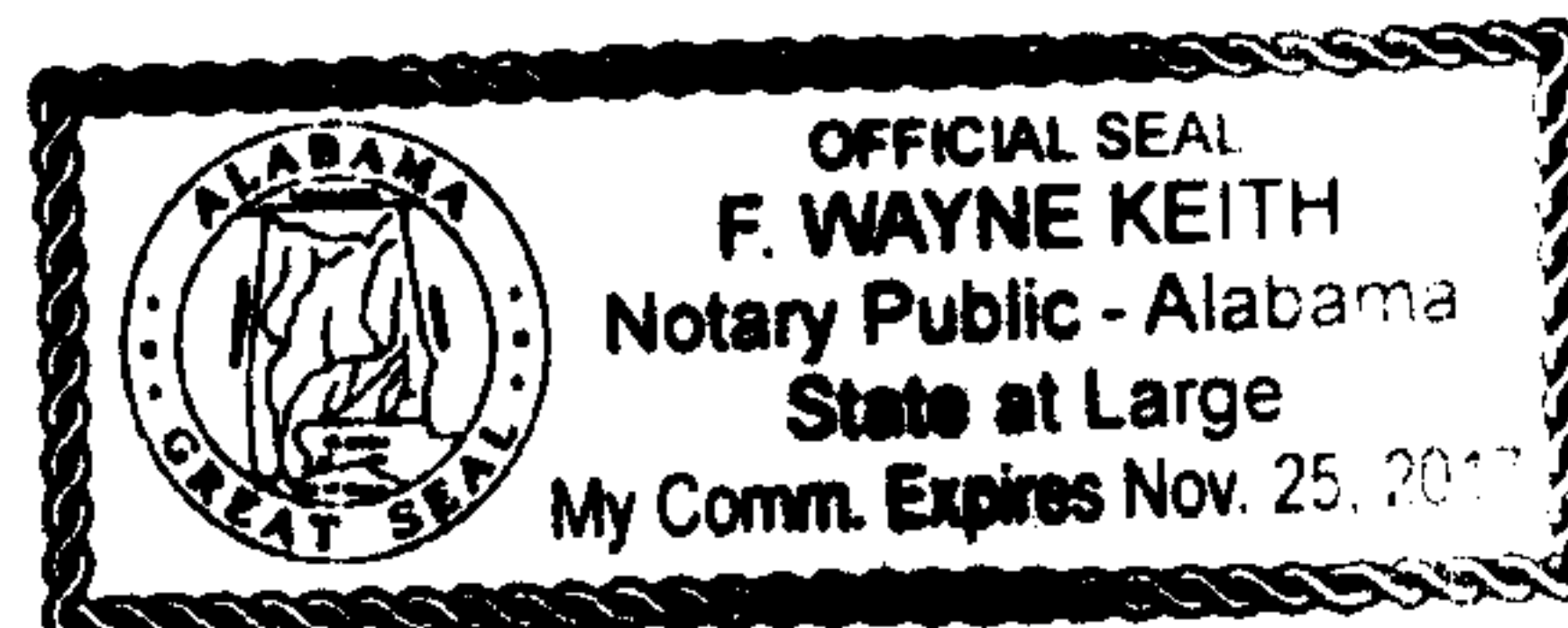
Given under my hand and seal this the 5th day of October, 2016.

my, h

Notary Public



20161007000369840 2/3 \$26.00
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Real Estate Sales Validation Form

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

Grantors' Name: Meredith Caldwell

Mailing Address : 6423 Clubview Circle
Bessemer, AL 35022

Grantee's Name: Christina R Brown



20161007000369840 3/3 \$26.00
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Mailing Address: 2035 Belvedere Cove
Birmingham, AL 35242

Property Address: See legal description on Deed

Date of Transfer: October 5, 2016

Total Purchase Price \$260,000.00

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.

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: October 5, 2016

x

Sign


verified by closing agent
F. Wayne Keith Attorney