

204

This Instrument was Prepared by:
April B. Howell
Vincent Howell
174 Narrows Creek Drive
Birmingham, AL 35242

Send Tax Notice To: Patricia Bailey Barnes
174 Narrows Creek Drive
Birmingham, AL 35242

WARRANTY DEED



20161017000380220 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
10/17/2016 11:48:26 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of Two Hundred Thirty Three Thousand Four Hundred Sixty Seven Dollars and No Cents (\$233,467.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, April B. Howell and Vincent Howell, wife and husband (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Patricia Bailey Barnes (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 17, according to the Amended Map of Narrows Creek, as recorded in Map Book 27, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-09755, all recorded in the Probate Office of Shelby County, Alabama.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$233,467.00 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of

September, 2016.

April B. Howell
April B. Howell

Vincent Howell
Vincent Howell

State of Tennessee

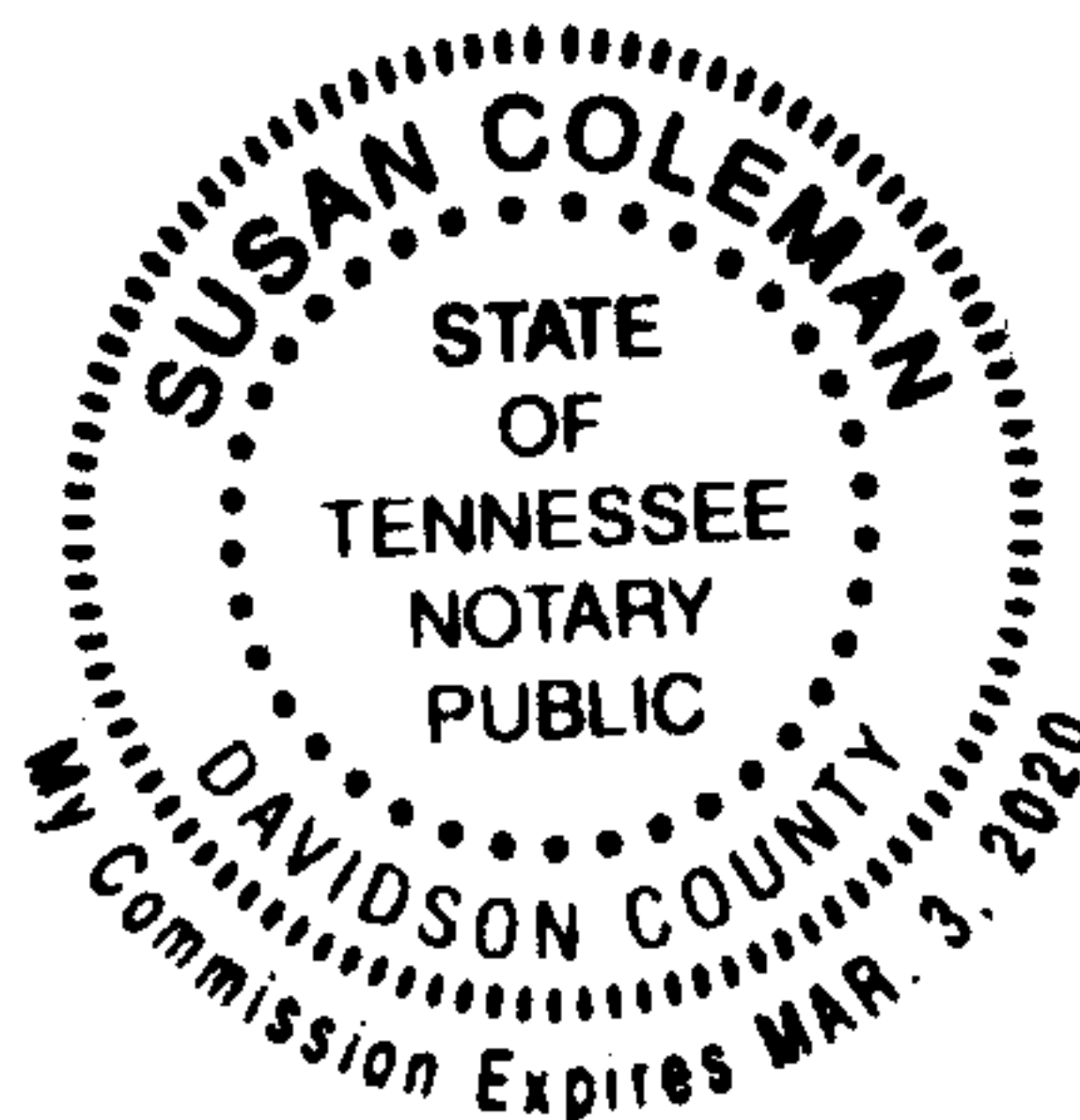
Williamson County

} General Acknowledgment

I, Susan Coleman a Notary Public in and for the said County, in said State, hereby certify that April B. Howell and Vincent Howell, wife and husband, 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, this the 28 day of September, 2016

Susan Coleman
Notary Public, State of Tennessee
Susan Coleman
Printed Name of Notary
My Commission Expires: 3/3/2020



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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

Grantor's Name	<u>April B. Howell</u> <u>Vincent Howell</u>	Grantee's Name	<u>Patricia Bailey Barnes</u>
Mailing Address	<u>174 Narrows Creek Drive</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>174 Narrows Creek Drive</u> <u>Birmingham, AL 35242</u>
Property Address	<u>174 Narrows Creek Drive</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>September 28, 2016</u>
		Total Purchase Price	<u>\$233,467.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> X </u> Sales Contract	<u> </u> Other
<u> </u> 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.

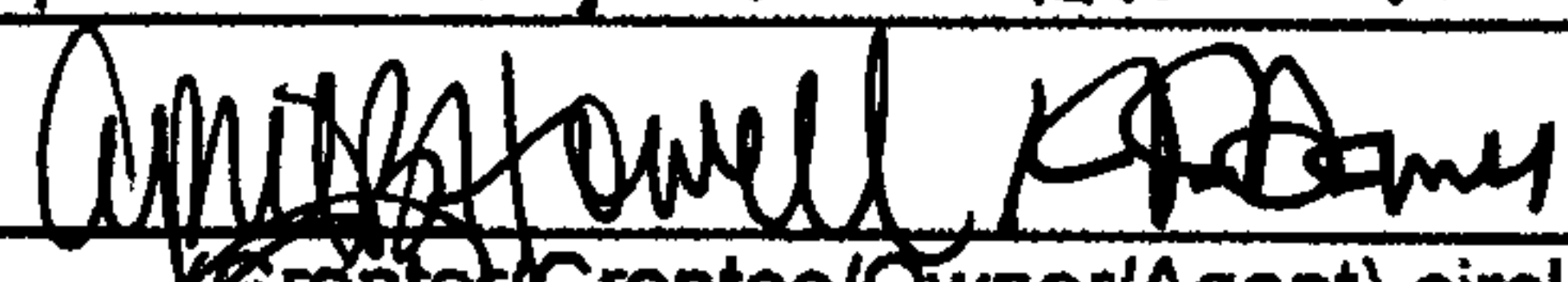
Date of Sale - the date on which interest to the property was conveyed.

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	<u>September 27, 2016</u>	Print	<u>April B. Howell / VINCENT HOWELL</u>
<u> </u> Unattested	<u></u>	Sign	<u></u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one