

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 475
Vestavia Hills, AL 35242

Send Tax Notice To: Pam Wood
3083 Crossings Drive
Hoover, AL 35242

File No.: 2016215

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Eighty Five Thousand Dollars and No Cents (\$285,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jay Lyman Davis, a married man, by and through his Attorney in Fact, Ginger Oldfield, Janet Davis McVann, a married woman, by and through her Attorney in Fact, Ginger Oldfield, Jo Ann Miller, a married woman, by and through her Attorney in Fact, Ginger Oldfield, and Ginger Oldfield, a married woman,** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Pam Wood,** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 3083 Crossings Drive, Hoover, AL 35242;** to wit;

LOT 52, ACCORDING TO THE SURVEY OF CALDWELL CROSSINGS, AS RECORDED IN MAP BOOK 29, PAGE 9, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

THE PROPERTY CONVEYED IN THIS INSTRUMENT IS NOT THE HOMESTEAD OF THE GRANTORS, NOR THE GRANTORS' SPOUSES.

Subject To:

1. **Property Taxes for 2017, and subsequent years.**
2. **5 foot setback line on North side of lot; 7.5 easement on East side of lot and easement on South side of lot**
3. **Right of Way to Shelby County in Volume 233, Page 700; Volume 219, Page 29 & Volume 282, Page 115**
4. **Title to all minerals in #2000-14348 & #2000-43395**
5. **Right of Way to the City of Hoover in #2000-40742, #2000-40741 & #2000-25988**
6. **Restrictions and covenants in Inst. #2002-02381.**

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 18th day of October, 2016.

Jay Lyman Davis by Ginger Oldfield as
Jay Lyman Davis By Ginger Oldfield as Attorney in
Fact *Attorney in Fact*

Janet Davis McVann by Ginger Oldfield as
Janet Davis McVann By Ginger Oldfield as Attorney
in Fact *Attorney in Fact*

Ginger Oldfield
Ginger Oldfield

Jo Ann Miller by Ginger Oldfield as
Jo Ann Miller By Ginger Oldfield as Attorney in Fact
Attorney in Fact

20161102000404150 1/3 \$307.00
Shelby Cnty Judge of Probate, AL
11/02/2016 02:46:01 PM FILED/CERT

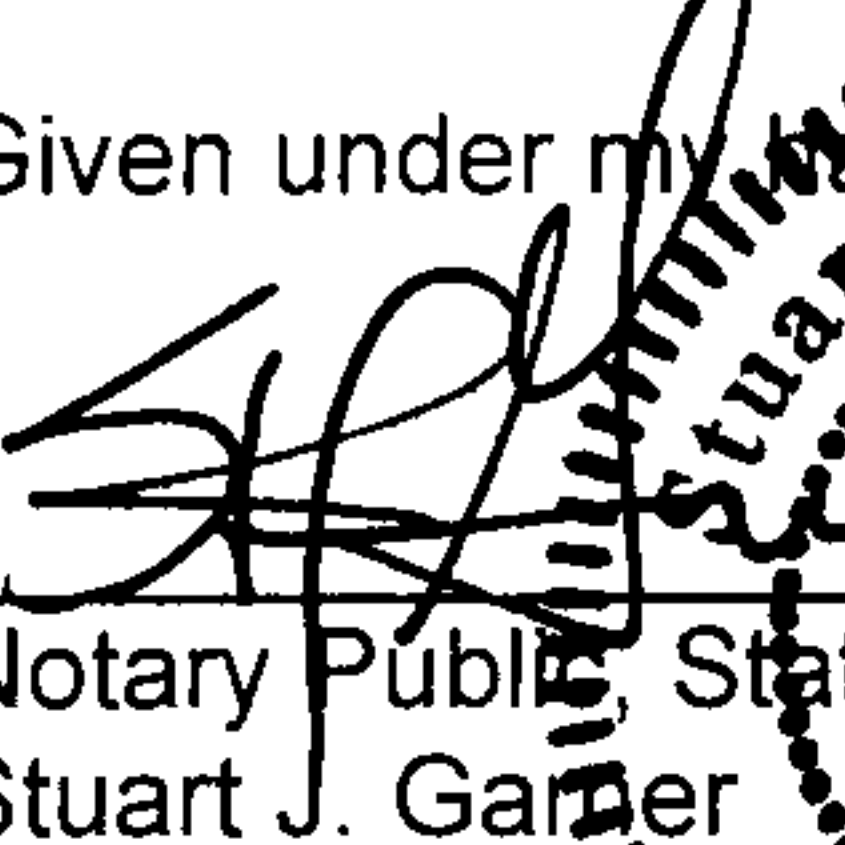
Shelby County, AL 11/02/2016
State of Alabama
Deed Tax: \$285.00

State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Ginger Oldfield, whose name(s) is/are 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of October, 2016.

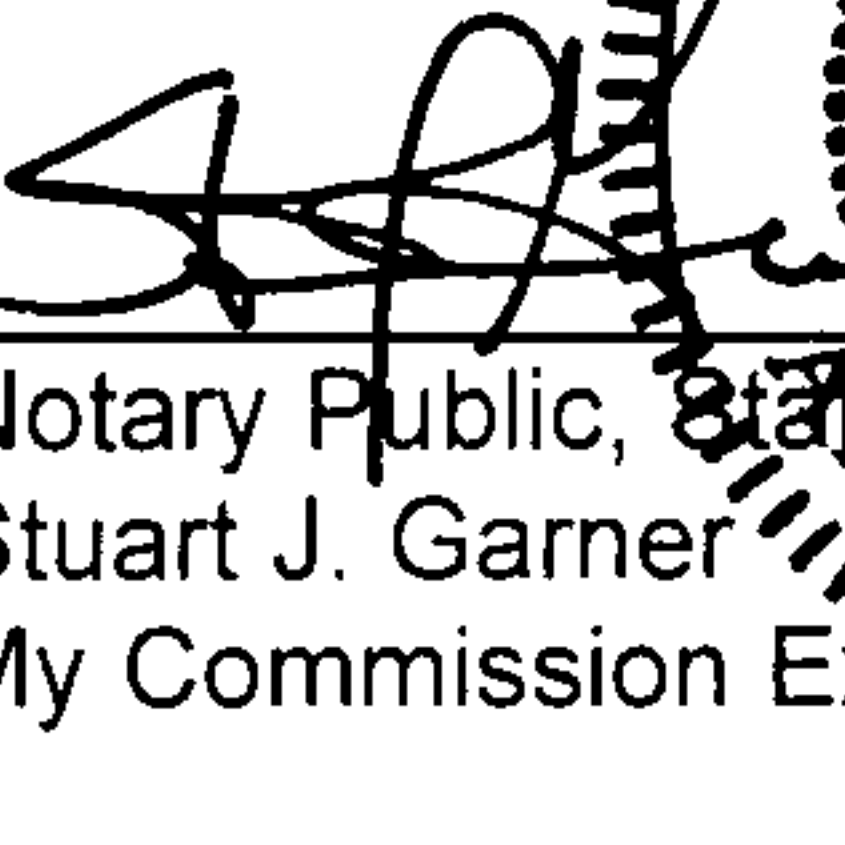

Notary Public, State of Alabama
Stuart J. Garner
My Commission Expires: August 19, 2017

State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Ginger Oldfield, whose name as Attorney in Fact for Jay Lyman Davis, 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 she executed the same voluntarily, in her capacity as Attorney in Fact, on the day the same bears date.

Given under my hand and official seal this the 18th day of October, 2016. .

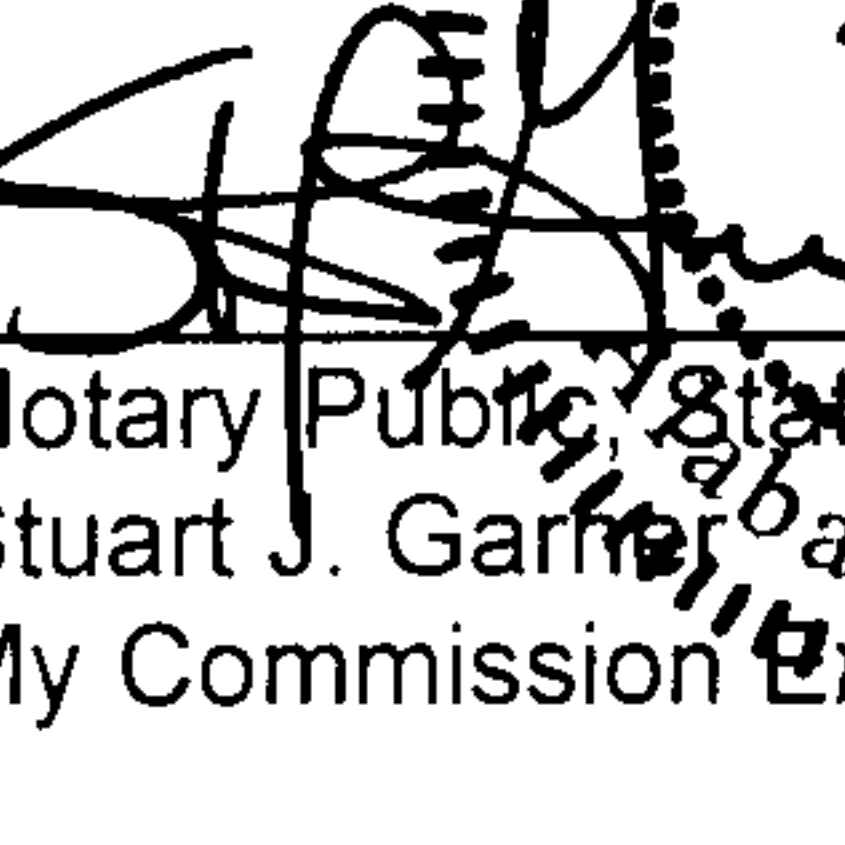

Notary Public, State of Alabama
Stuart J. Garner
My Commission Expires: 08/19/2017

State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Ginger Oldfield, whose name as Attorney in Fact for Janet Davis McVann, 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 she executed the same voluntarily, in her capacity as Attorney in Fact, on the day the same bears date.

Given under my hand and official seal this the 18th day of October, 2016. .

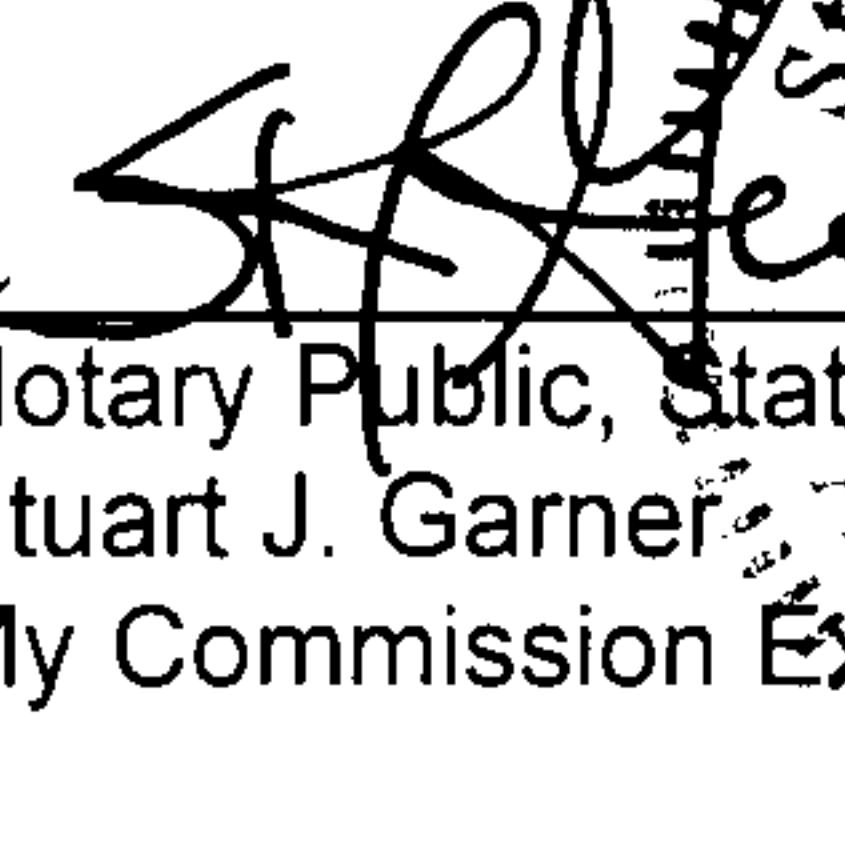

Notary Public, State of Alabama
Stuart J. Garner
My Commission Expires: 08/19/2017

State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Ginger Oldfield, whose name as Attorney in Fact for Jo Ann Miller, 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 she executed the same voluntarily, in her capacity as Attorney in Fact, on the day the same bears date.

Given under my hand and official seal this the 18th day of October, 2016. .


Notary Public, State of Alabama
Stuart J. Garner
My Commission Expires: 08/19/2017


20161102000404150 2/3 \$307.00
Shelby Cnty Judge of Probate, AL
11/02/2016 02:46:01 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	Jay Lyman Davis Janet Davis McVann Ginger Oldfield Jo Ann Miller	Grantee's Name	Pam Wood
Mailing Address		Mailing Address	3083 Crossings Drive Hoover, AL 35242
Property Address	3083 Crossings Drive Hoover, AL 35242	Date of Sale	October 18, 2016
		Total Purchase Price	\$285,000.00
		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.

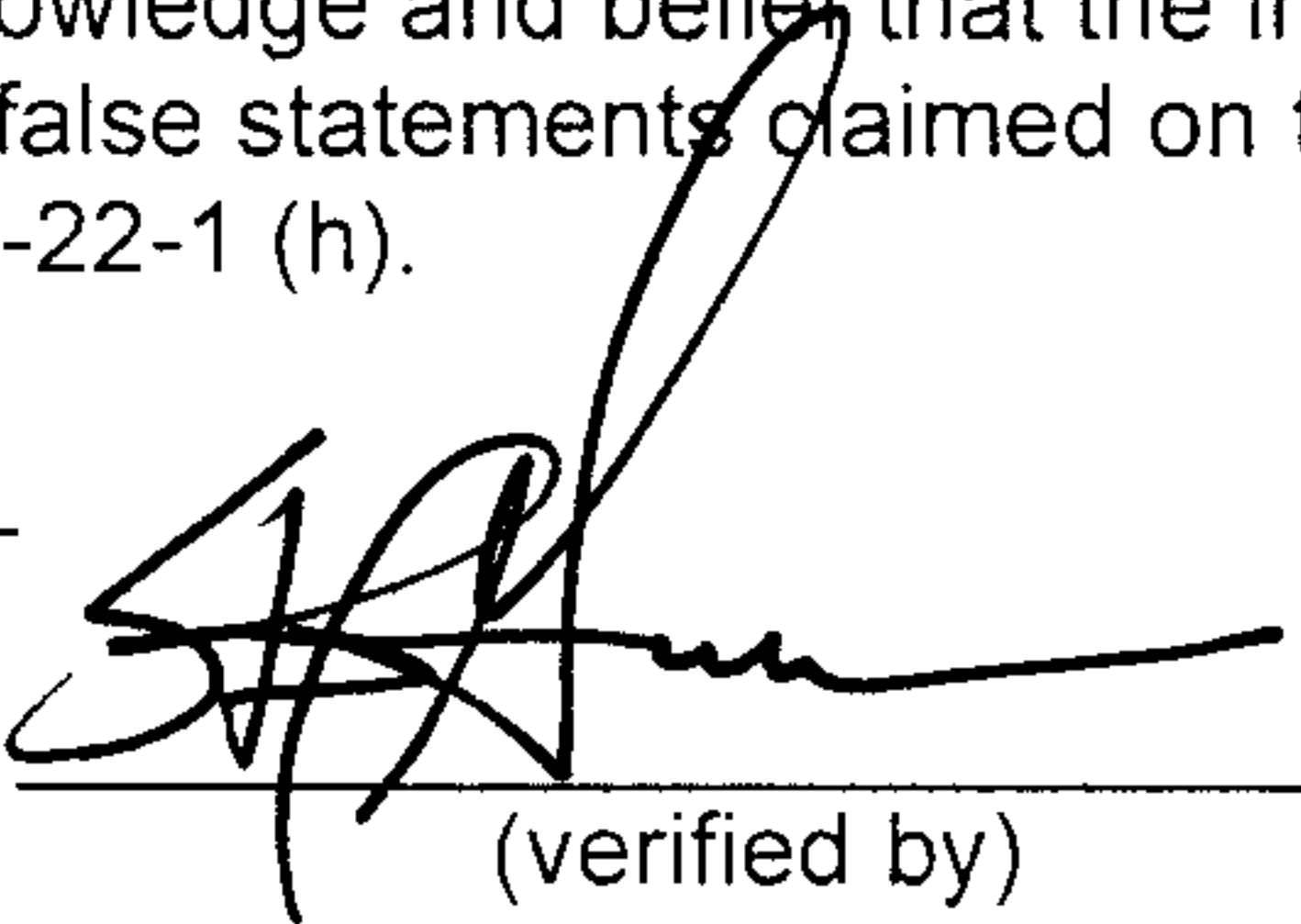
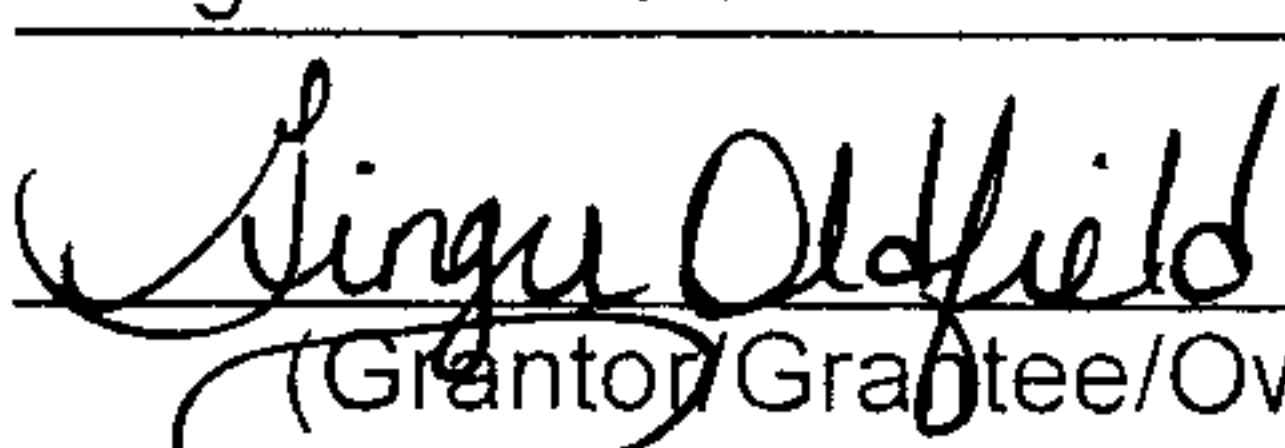
Date of Sale - the date on which interest to the property was conveyed.

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	October 17, 2016	Print	Ginger Oldfield
☐ Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

