

Prepared by:  
JUL ANN McLEOD, Esq.  
1957 Hoover Court, Suite 306  
Birmingham, AL 35226

**20161104000406930**  
**11/04/2016 09:02:16 AM**  
**DEEDS 1/3**

Send Tax Notice to:  
Patricia P. Hill  
3005 Stonecreek Trace  
Helena, AL 35080

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STATE OF ALABAMA )

COUNTY OF SHELBY )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED NINETY-SEVEN THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$197,800.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **JAMES D. McSHEA, an unmarried man and surviving Grantee in that certain deed filed in Instrument #20060815000396240** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **PATRICIA P. HILL** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1746, according to the Survey of Old Cahaba IV, 2<sup>nd</sup> Addition, Phase 6, recorded in Map Book 34 at Page 67 in the Probate Office of Shelby County, Alabama.

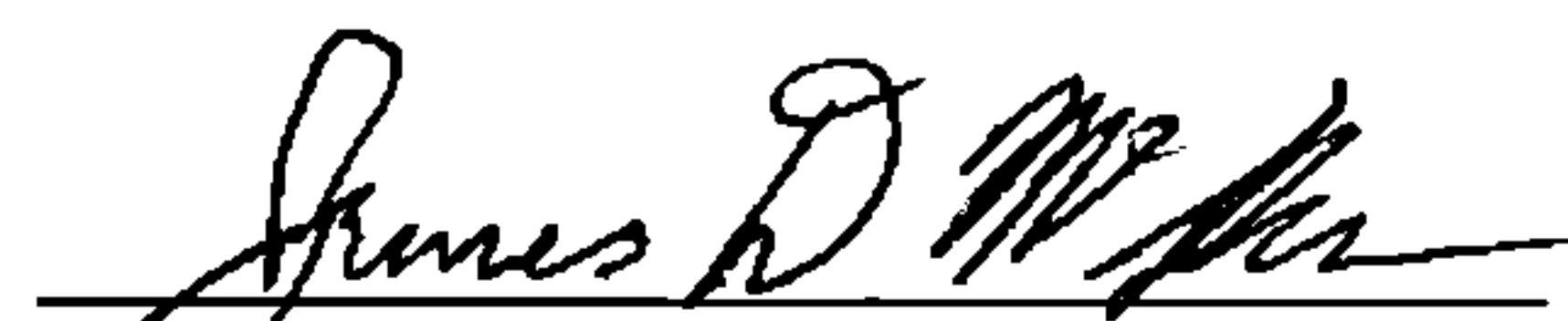
Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$194,217.00 of the above-recited purchase price is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantee, and with her heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 28th day of October, 2016.

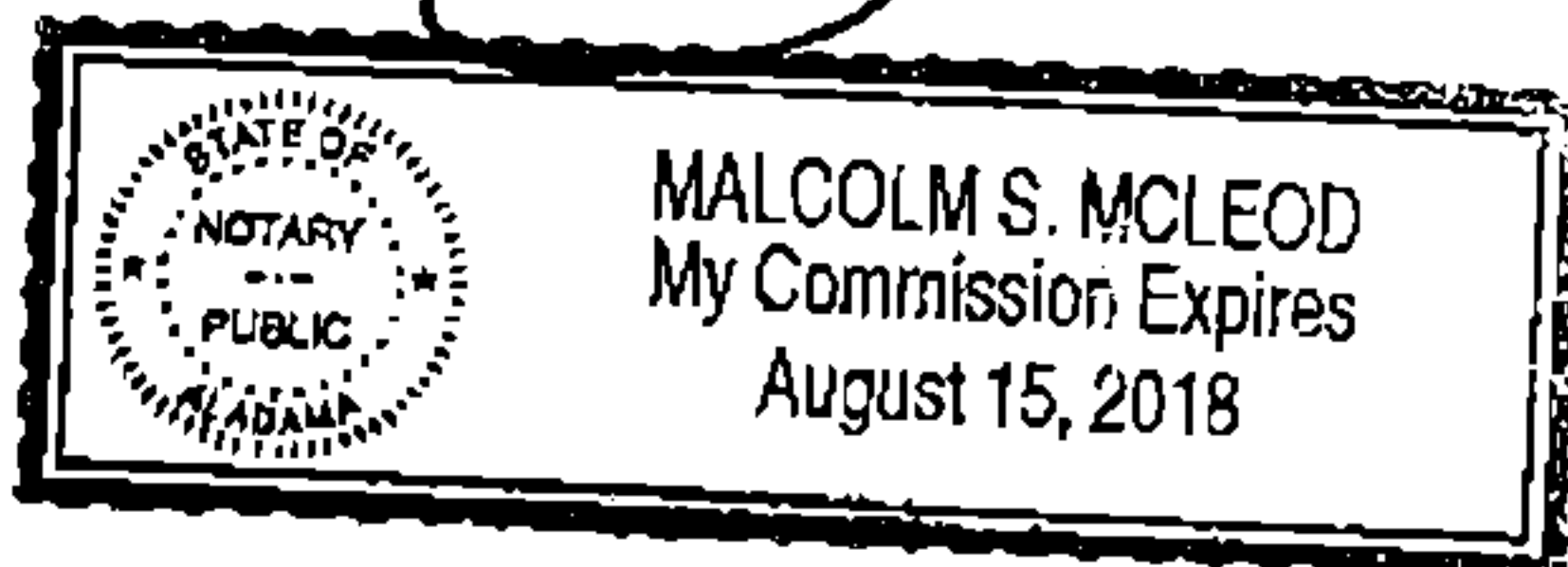
  
JAMES D. McSHEA

STATE OF ALABAMA           )  
  )  
COUNTY OF JEFFERSON       )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JAMES D. McSHEA, whose name is 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 instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of October, 2016.

NOTARY PUBLIC  
My commission expires:



# Real Estate Sales Validation Form

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

Grantor's Name JAMES D. MCSHEA

Grantee's Name PATRICIA P. HILL

Mailing Address 3005 STONECREEK TRACE  
HELENA, AL 35080

Mailing Address 3005 STONECREEK TRACE  
HELENA, AL 35080

Property Address 3005 STONECREEK TRACE  
HELENA, AL 35080

Date of Sale November 2, 2016

Total Purchase Price \$197,800.00

or

Actual Value \$

20161104000406930 11/04/2016 09:02:16 AM DEEDS 3/3 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 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 November 2, 2016

Print Malcolm S. McLeod

☐ Unattested

(Signature) Sign (Signature)  
(verified by) (Grantor/Grantee/Owner/Agent) circle one

**My Commission Expires**  
**March 8th, 2018**



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/04/2016 09:02:16 AM  
\$25.00 CHERRY  
20161104000406930

(Signature)