

Send tax notice to: Brandon Adam Boothe and Mikah Boothe, 313 Oakwell Circle, Calera, AL 35040

This instrument was prepared by:
Nedra M. Garrett, Attorney
McClinton Garrett & Associates, LLC
1401 Doug Baker Boulevard, Suite 107-122
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty-Five Thousand and No/100 (\$145,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Mercury Funding, LLC, a Tennessee Limited Liability Company, whose mailing address is:

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Brandon Adam Boothe and Mikah Boothe, whose mailing address is:

(herein referred to as grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, **the address of which is: 313 Oakwell Circle, Calera, AL 35040** to-wit

Lot 12, according to the survey of Camden Cove West, Sector 3, Phase I, as recorded in Map Book 35, Page 14 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$142,373.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

\$4,350.00 Of the above mentioned purchase price was paid for from a second mortgage which was closed simultaneously herewith and which is second and subordinate to the first mortgage recited above.

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 Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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 persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 11th day of October, 2016.

Michael M Taylor

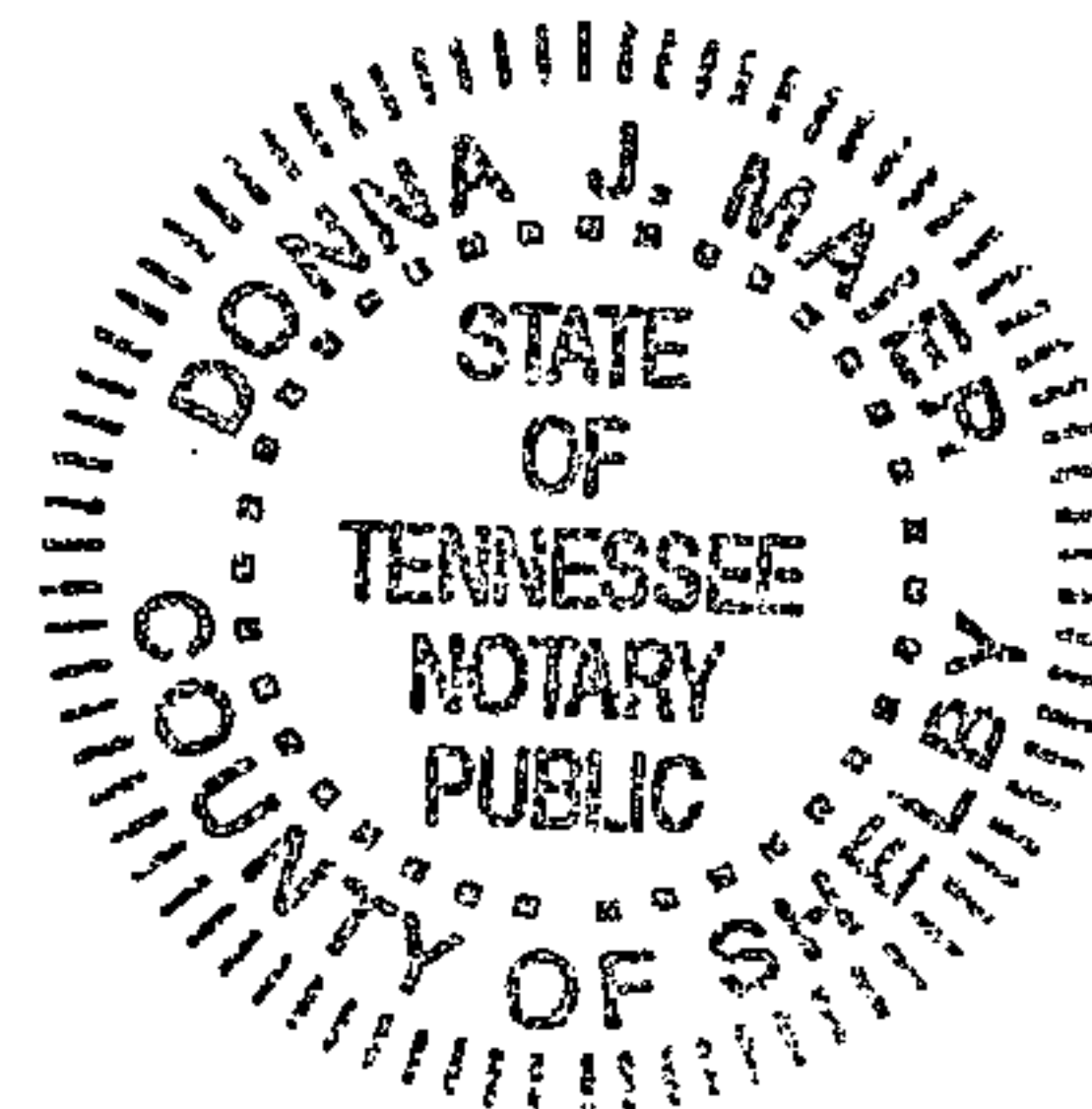
Mercury Funding, LLC
By its agent Michael Taylor

STATE OF TN
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael Taylor**, who is named as a Member of Mercury Funding, LLC, a Tennessee Limited Liability Company, 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 this conveyance he as such Member and with full authority, executed the same voluntarily for and as the act of said LLC.

Given under my hand and official seal this the 11 day of October, 2016.

Donna J. Mair
NOTARY PUBLIC
My Commission expires: 9-4-19



Real Estate Sales Validation Form

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

Grantor's Name MERCURY FUNDING LLC
Mailing Address PO BOX 772837
MEMPHIS, TN 38177

Grantee's Name BRANDON ADAM BOOTHE &
Mailing Address MIKAH BOOTHE
313 OAKWELL CIRCLE
CALERA, AL 35040

Property Address 313 OAKWELL CIRCLE
CALERA, AL 35040

Date of Sale 10/11/2016
Total Purchase Price \$ 145,000.00
or
Actual Value \$

20161109000414690 11/09/2016 03:42:12 PM 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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/09/2016 03:42:12 PM
\$22.00 CHERRY
20161109000414690

Shawnda Demus

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 11/9/16

Print SHAWNDA DEMUS

Shannon Taylor
(verified by)

Sign Shawnda Demus
(Grantor/Grantee/Owner/Agent) circle one