


SEND TAX NOTICE TO:

GERALD D. O'BRIEN

5395 Emory Way  
Haver, AL 35244

**STATUTORY WARRANTY DEED**

  
20161201000437680 1/2 \$70.00  
Shelby Cnty Judge of Probate, AL  
12/01/2016 08:45:06 AM FILED/CERT

THE STATE OF ALABAMA  
SHELBY COUNTY

Know All Men by These Presents: That for and in consideration of **FIFTY TWO THOUSAND AND NO/100 (\$52,000.00)** in hand paid to the undersigned **SHAMROCK DEVELOPMENT, INC.** (hereinafter referred to as "Grantor") by **GERALD D. O'BRIEN** (hereinafter referred to as GRANTEE(S)), I the said Grantor do hereby grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in County of SHELBY State of Alabama, to-wit:

**LOT 224, ACCORDING TO THE FINAL PLAT OF FOREST RIDGE PHASE 2, AS RECORDED IN MAP BOOK 32, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**PREPARER OF THIS DOCUMENT IS ACTING AS SCRIVENER ONLY. NO TITLE SEARCH WAS CONDUCTED.**

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD to Grantee, their heirs and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 22<sup>nd</sup> day of November, 2016.


SHAMROCK DEVELOPMENT, INC.

BY:   
GERALD D. O'BRIEN, PRESIDENT

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said State, hereby certify that GERALD D. O'BRIEN, PRESIDENT OF SHAMROCK DEVELOPMENT, INC. 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 conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 22<sup>nd</sup> day of November, 2016.

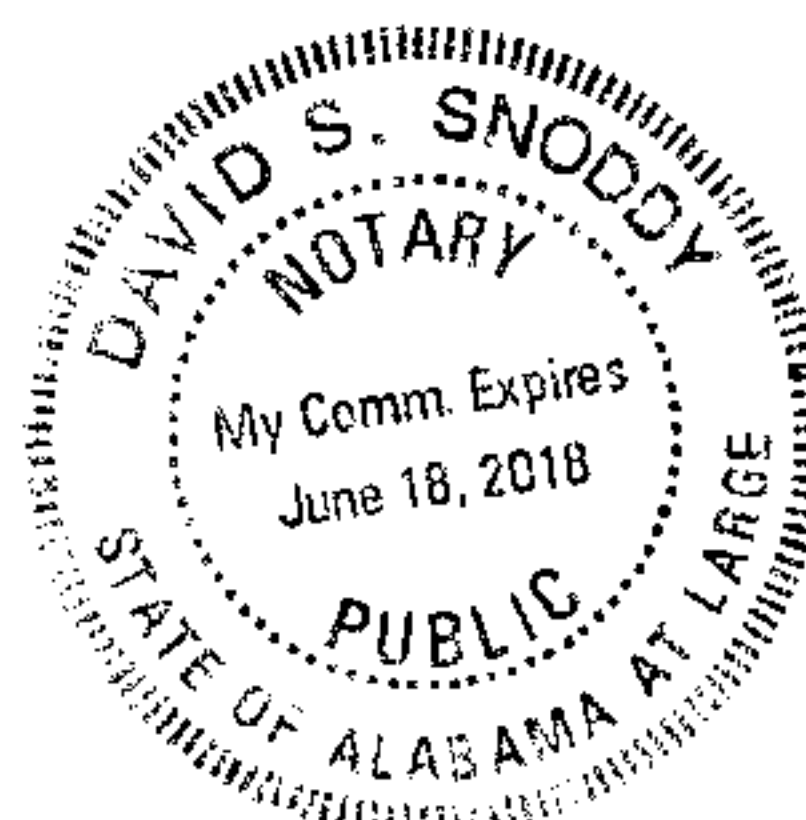
  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:  
DAVID S. SNODDY ATTORNEY AT LAW  
THE SNODDY LAW FIRM, LLC  
2105 DEVEREUX CIRCLE, SUITE 101  
BIRMINGHAM, ALABAMA 35243

SLF &\*V6&

Shelby County, AL 12/01/2016  
State of Alabama  
Deed Tax: \$52.00



20161201000437680 2/2 \$70.00  
Shelby Cnty Judge of Probate, AL  
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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 SHAMROCK DEVELOPMENT, INC.  
Mailing Address: 5395 Emery Way  
Hoover, AL 35241

Grantee's Name GERALD D. O'BRIEN  
Mailing Address: \_\_\_\_\_

Property Address LOT 224, FOREST RIDGE  
MAP BOOK 32, PAGE 62  
SHELBY COUNTY, ALABAMA

Date of Sale: \_\_\_\_\_  
Total Purchaser Price \$52,000.00  
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  
\_\_\_\_ Sales Contract  
\_\_\_\_ Closing Statement  
\_\_\_\_ Appraisal  
\_\_\_\_X\_\_\_\_ Other \_\_\_\_ TAX RECORDS \_\_\_\_

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 11/22/16

Unattested

(verified by)

Print Gerald D. O'Brien

Sign

(Grantor/Grantee/Owner/Agent) circle one

