

This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Mayfield Armstrong
1212 Grande View Lane
Maylene, AL 35114


20170104000002190 1/3 \$28.50
Shelby Cnty Judge of Probate, AL
01/04/2017 08:09:14 AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY)

That in consideration of the sum of Thirty-five thousand (\$35,000.00) dollars and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt and sufficiency whereof is acknowledged,

Alamerica Bank

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

Mayfield Armstrong

(herein referred to as GRANTEE, whether one or more) all of its right, title and interest in and to that certain real estate situate in Shelby County, Alabama to-wit:

Lot 812, according to the Map and Survey of Grande View Estates Givianpour Addition to Alabaster, 8th Addition, recorded in Map Book 32, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes conditions, covenants, easements, and restrictions of record.

\$27,632.60
~~Twenty six thousand two hundred fifty \$26,250.00~~ of the consideration was paid from a mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

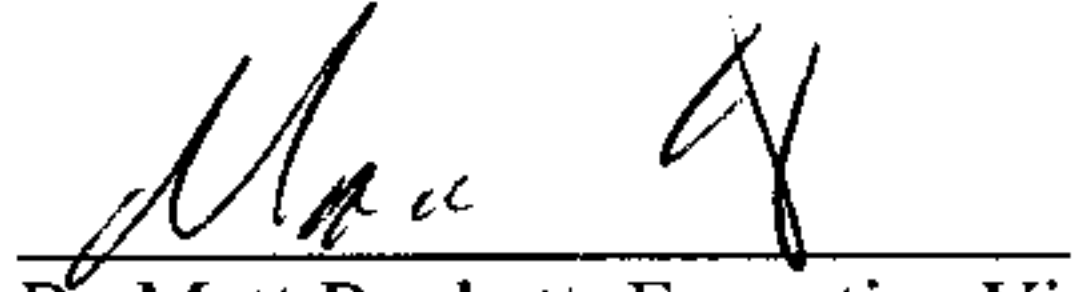
TO HAVE AND TO HOLD unto the said GRANTEE, her/his heirs and assigns, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed and other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

Shelby County, AL 01/04/2017
State of Alabama
Deed Tax: \$7.50

IN WITNESS WHEREOF, the said GRANTOR by Matt Rockett, who is authorized to execute this conveyance, hereto set his/her signature and seal, this the 21 day of December, 2016.

Alamerica Bank

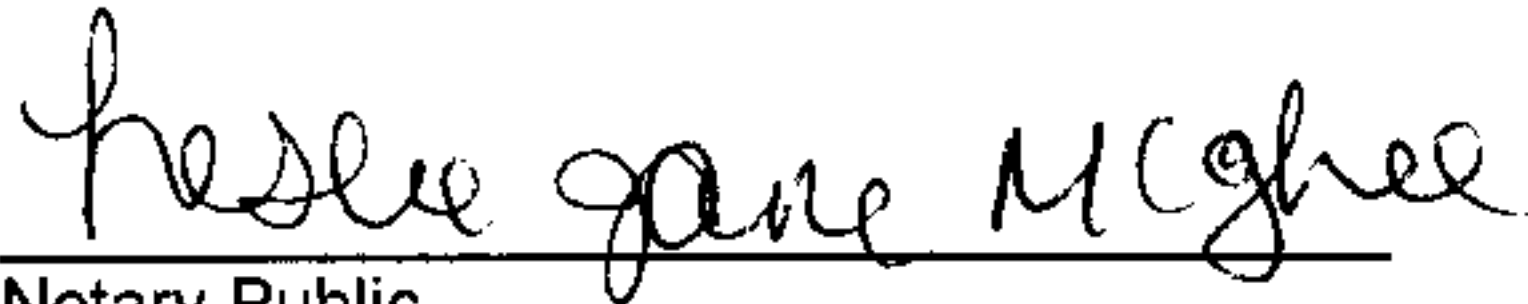


By Matt Rockett, Executive Vice President

STATE OF ALABAMA
COUNTY OF Jefferson)

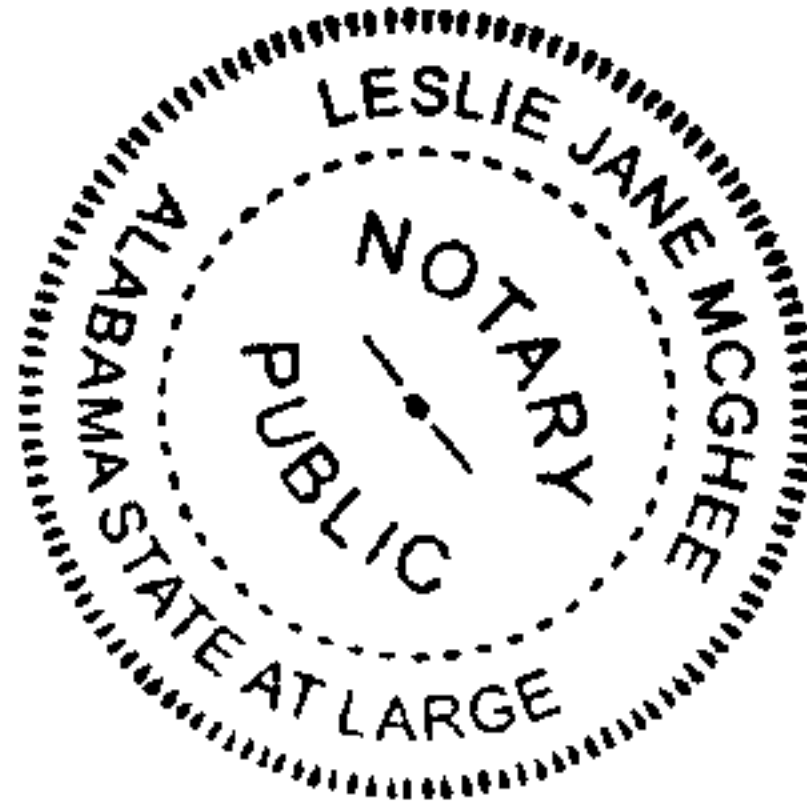
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matt Rockett, whose name as the Executive Vice President of Alamerica Bank, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Alamerica Bank.

Given under my hand this 21st day of December, 2016.



Notary Public

My Commission Expires: 7/31/17



20170104000002190 2/3 \$28.50
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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 Alamerica Bank
Mailing Address 2170 Highland Avenue, Suite 150
Birmingham
Alabama 35205

Grantee's Name Mayfield Armstrong
Mailing Address 1212 Grande View Lane
Maylene
Alabama 35114

Property Address Lot 812, Grande View Estates
Alabama

Date of Sale December 28, 2016
Total Purchase Price \$35,000.00

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


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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).

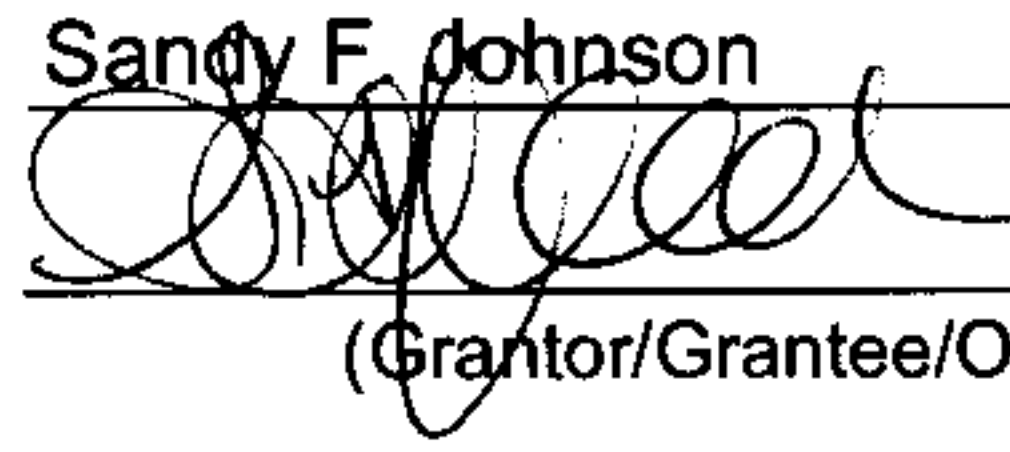
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/28/2016

Print Sandy F. Johnson

☐ Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one