

This Instrument was Prepared by:

Send Tax Notice To: Jonathan D. McCrary
445 Chase Plantation Pkwy
Hoover, AL 35244

Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Shelby County, AL 01/13/2017
State of Alabama
Deed Tax: \$3.00

WARRANTY DEED



20170113000017850 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
01/13/2017 08:45:28 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Sixty Three Thousand Dollars and No Cents (\$163,000.00)**, 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, **Sheryl Ann Churchill and Wallace W. Buckner, wife and husband, whose mailing address is 3121 Harwick Drive, Birmingham, AL 35242** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jonathan D. McCrary, whose mailing address is 445 Chase Plantation Pkwy, Hoover, AL 35244** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 445 Chase Plantation Parkway, Hoover, AL 35244**; to wit;

LOT 45, ACCORDING TO THE SURVEY OF CHASE PLANTATION, FOURTH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 156 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$160,047.00 of the purchase price is being paid by a mortgage being simultaneously recorded herewith.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 9, Page 156 A & B.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 9, Page 156 A & B.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 66, Page 616, Misc. Book 14, page 536, Misc. Book 17, page 550, Misc. Book 34, page 549, and in Real 46, page 161, in the Probate Office of Shelby County, Alabama.

Right of Way to Alabama Power Company recorded in Real 65 page 1 and in Real 69 page 455, in the Office of the Judge of Probate of Shelby County, Alabama.

Any prior reservations or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on, and under subject property, as recorded in Deed Book 127, page 140, in the Probate Office of Jefferson County, Alabama. Anything contrary notwithstanding this commitment and the final policy does not attempt to set out the manner in which any oil, gas, or mineral rights, or mineral rights, or any rights relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.

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 11th day of January, 2017.

Sheryl Ann Churchill
Sheryl Ann Churchill

Wallace W. Buckner
Wallace W. Buckner

State of Alabama

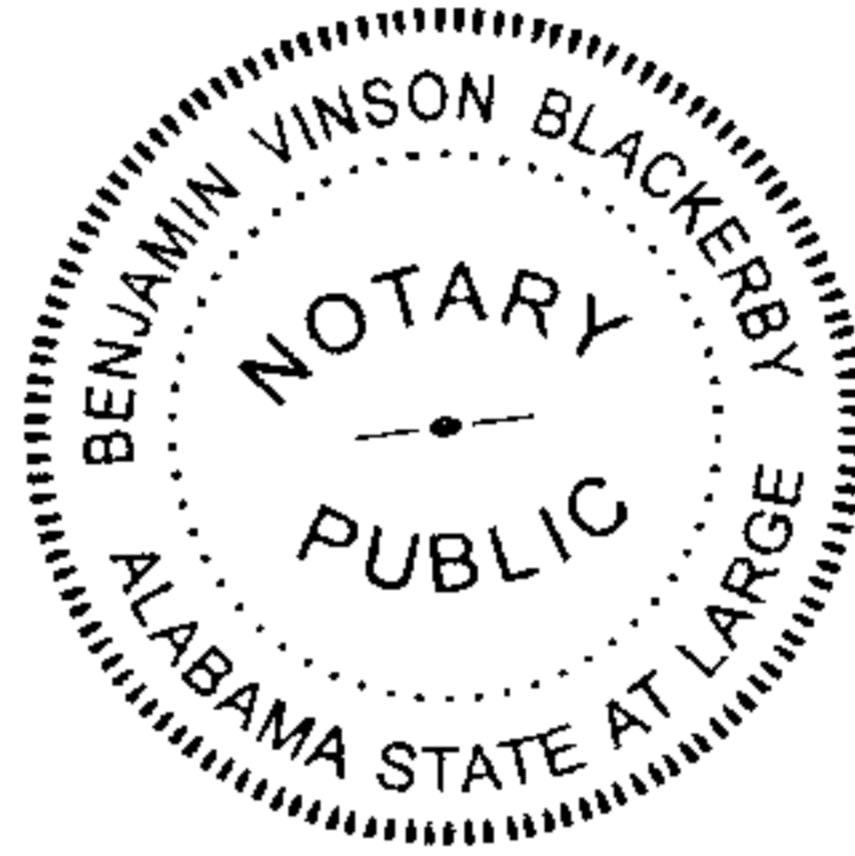
} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Sheryl Ann Churchill and Wallace W. Buckner, wife and husband, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th day of January, 2017.

[Signature]
Notary Public, State of ALABAMA
the undersigned authority
Printed Name of Notary
My Commission Expires: 3.9.20



20170113000017850 2/3 \$24.00
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 Sheryl Ann Churchill
Wallace W. Buckner
Mailing Address 3121 Harwick Drive
Birmingham, AL 35242
Property Address 445 Chase Plantation Parkway
Hoover, AL 35244

Grantee's Name Jonathan D. McCrary
Mailing Address 445 Chase Plantation Pkwy
Hoover, AL 35244
Date of Sale January 11, 2017
Total Purchase Price \$163,000.00
or
Actual Value _____
or
Assessor's Market Value _____



20170113000017850 3/3 \$24.00
Shelby Cnty Judge of Probate, AL
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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

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 January 10, 2017

Unattested

JP
(verified by)

Print Sheryl Ann Churchill

Sign Sheryl Ann Churchill
(Grantor/Grantee/Owner/Agent) circle one