

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

20170223000063510

02/23/2017 09:38:02 AM

DEEDS 1/2

Send tax notice to:
Linda M. Pugh
438 Eaton Road
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Forty-One Thousand and 00/100 Dollars** (\$241,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Barbara H. Doss, an unmarried woman, and Janice C. Hathaway, a married woman and John F. Hathaway, a married man

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Linda M. Pugh

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby County, Alabama** to-wit:

Lot 16, according to the Amended Map of Greystone Village Phase 2, as recorded in Map Book 19, Page 13, in the Probate Office of Shelby County, Alabama

\$50,000.00 of the proceeds come from a mortgage recorded simultaneously herewith. The property described above and conveyed herein is not the homestead of the grantors Janice C. Hathaway or John F. Hathaway or their respective spouses. By executing this deed as attorney in fact for Janice C. Hathaway and John F. Hathaway, Barbara H. Doss affirms that both Janice C. Hathaway and John F. Hathaway are still alive and have not revoked or modified the authority granted to her in the durable power of attorney recorded herewith.

Subject to: (1) 2017 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, **her** heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seal, this **15th day of February, 2017.**

Barbara H. Doss (Seal)
Barbara H. Doss

Janice C. Hathaway by Barbara H. Doss
Janice C. Hathaway by her attorney in fact Barbara H. Doss

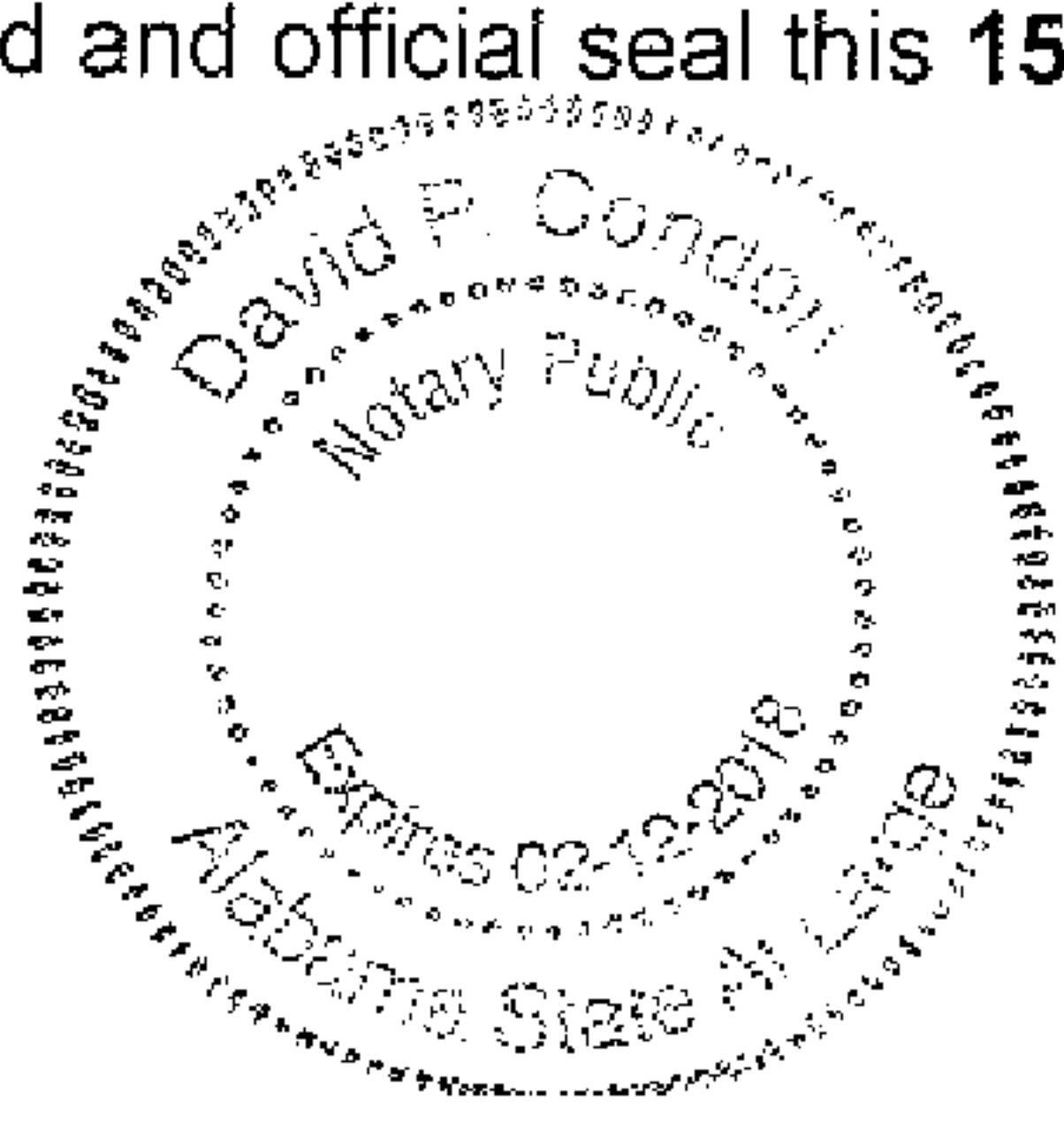
John F. Hathaway by Barbara H. Doss
John F. Hathaway by his attorney in fact Barbara H. Doss

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Barbara H. Doss, in individually and as attorney in fact for Janice C. Hathaway and John F. Hathaway**, whose names are 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 **she, both individually and in her capacity as attorney in fact for Janice C. Hathaway and John F. Hathaway**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **15th day of February, 2017.**


Notary Public: David P. Condon
My Commission Expires: 02/12/2018



20170223000063510 02/23/2017 09:38:02 AM DEEDS 2/2
REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Barbara H. Doss**

Date of Sale: **February 15th, 2017** Error! Switch

argument not specified.

Mailing Address: **438 Eaton Road**
Birmingham, Alabama, 35242

Total Purchase Price: **\$241,000.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Grantee Name: **Linda M. Pugh**

Mailing Address: **purchasers add**
purchasers city, purchasers state, purchaser zip

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 Section 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 Section 40-22-1 (h).

Date: **February 15th, 2017** Print: _____

Unattested (verified by) _____

Sign: _____ (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/23/2017 09:38:02 AM
\$259.00 CHERRY
20170223000063510