

Prepared by:

Marcus L. Hunt
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Frederic H. Therrien
5308 S Broken Bow Dr.
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20170323000097170
03/23/2017 01:11:18 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and No Cents (\$1.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Nancy A. Tyson, an unmarried woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Frederic H. Therrien (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 11, in Block 2, according to the Survey of Broken Bow, as recorded in Map Book 7, Page 145, in the Office of the Judge of Probate of Shelby County, Alabama.

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

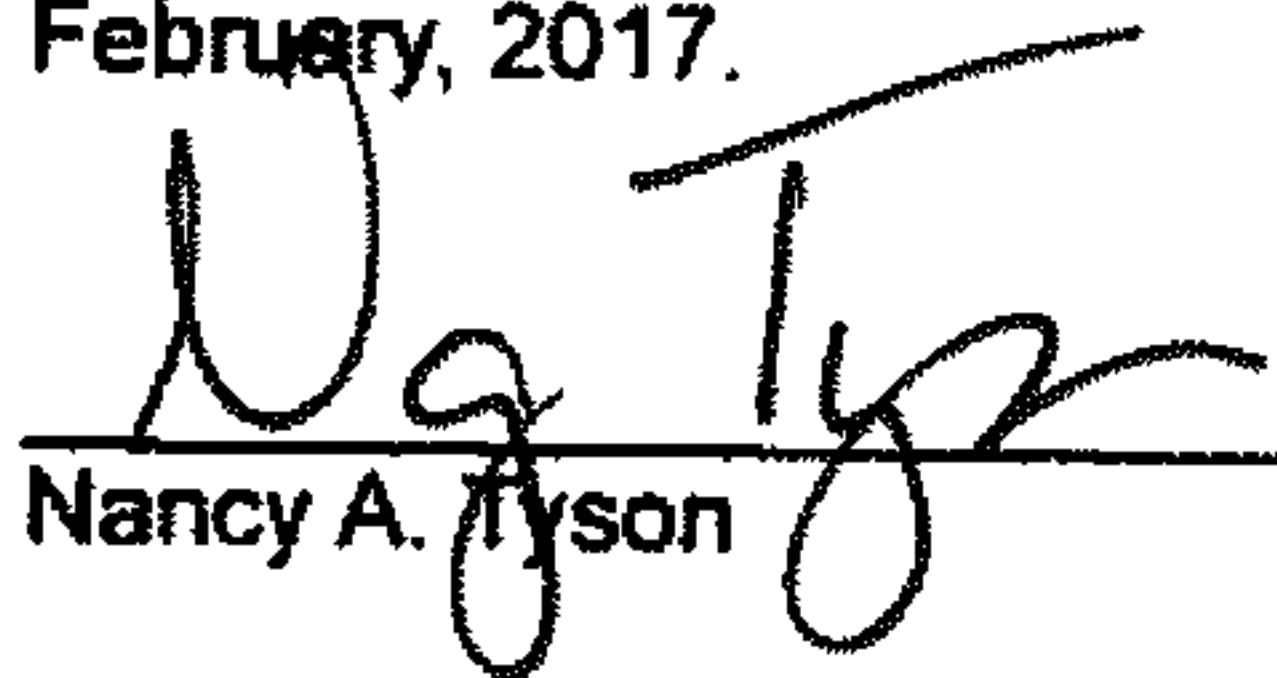
Nancy A. Tyson, Nancy Anne Therrien and Nancy Anne Adams are all one and the same person.

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 persons.

11-34/04

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 10th day of February, 2017.

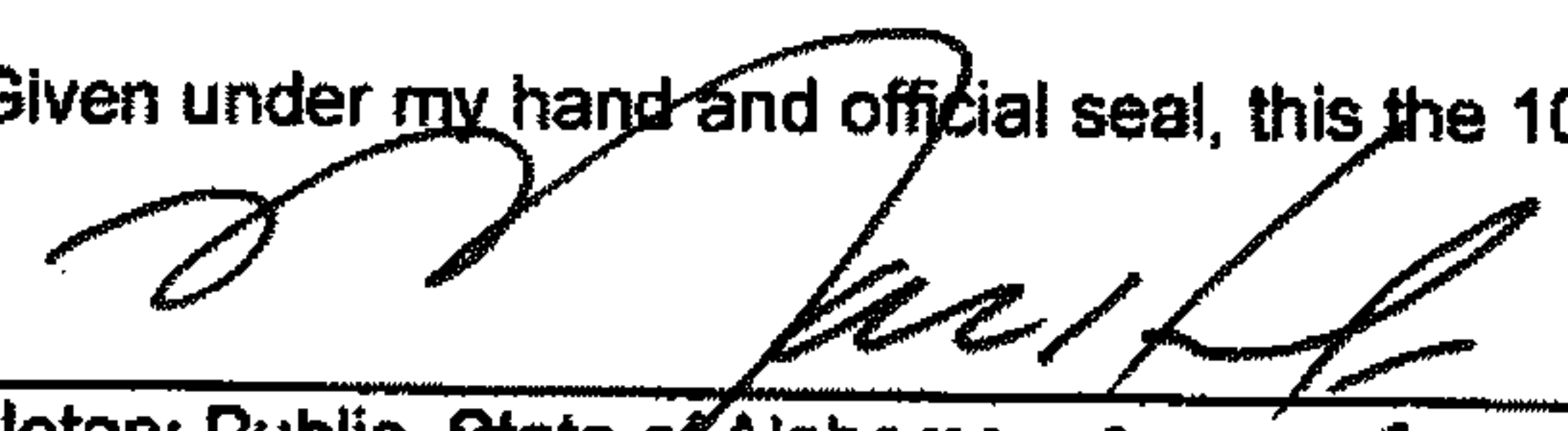


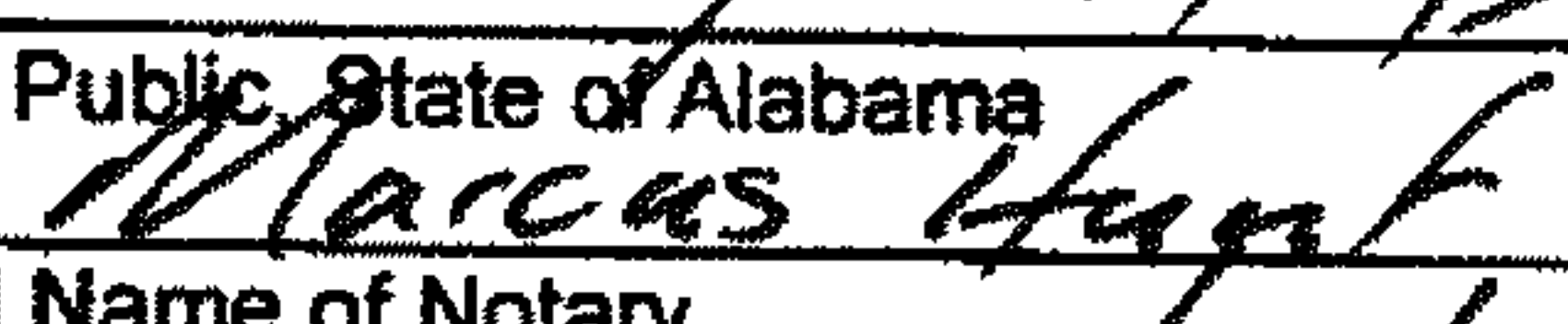
Nancy A. Tyson

State of Alabama
County of JEFFERSON

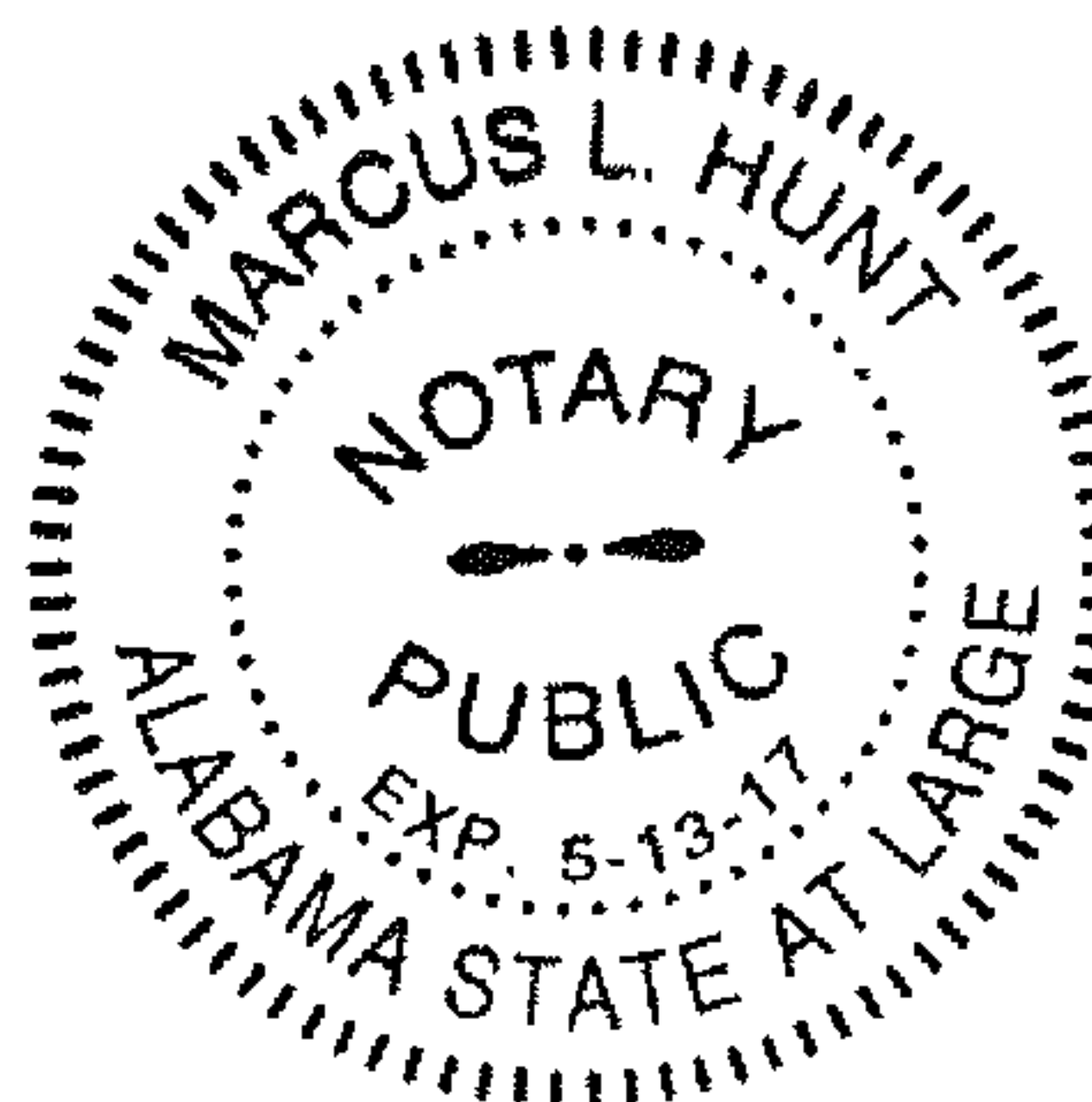
I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Nancy A. Tyson, an unmarried woman is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of February, 2017.



Notary Public, State of Alabama


Printed Name of Notary
My Commission Expires: 5/13/17



Real Estate Sales Validation Form

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

Grantor's Name Nancy A. Tyson
Mailing Address _____

Grantee's Name Frederic H. Therrien
Mailing Address _____

Property Address 5308 S Broken Bow Drive
Birmingham, AL 35242

Date of Sale 2/10/17
Total Purchase Price \$ _____

or
Actual Value \$ _____

20170323000097170 03/23/2017 01:11:18 PM DEEDS 3/3 or
Assessor's Market Value \$ 213,500.00 Full MV
106,750.00 50% MV

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 Removing Nancy from title. Frederic refinancing.
☐ Closing Statement Pursuant to divorce.

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 2-10-17

Print Marcus Hunt

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/23/2017 01:11:18 PM
\$128.00 CHERRY
20170323000097170

[Signature]