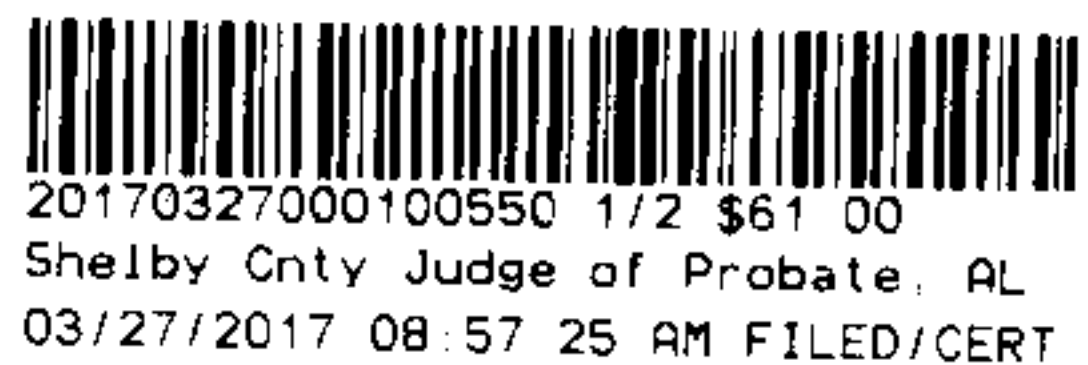


This Instrument Prepared By:
Rebecca J. Turner
424 Ashbrooke Trail
Columbiana, AL 35051

TITLE NOT EXAMINED

SEND TAX NOTICE TO:
Elizabeth F. Bromley
205 Shalimar Circle
Alabaster, AL 35007

STATE OF ALABAMA)
SHELBY COUNTY)



Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That the undersigned Grantor Meghann Joiner Spidle, a married woman, does hereby grant, bargain, sell and convey unto Elizabeth F. Bromley (the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

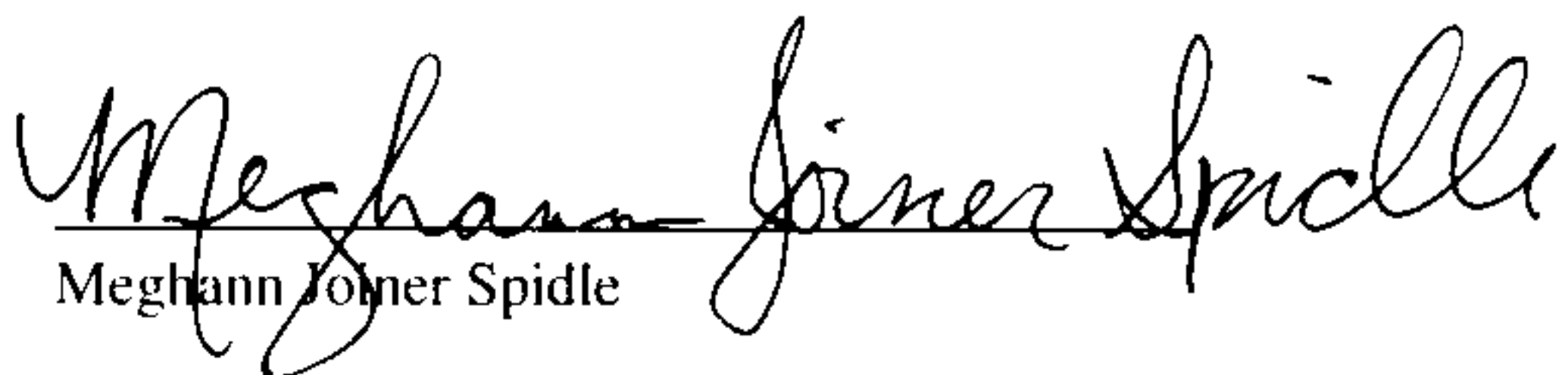
Unit Number 221 of Cambrian Wood Condominium, a condominium, as recorded in Map Book 6, page 62, in the Probate Office of Shelby County, Alabama, and also as established by the Declaration of condominium By-Laws and Amendments thereto, as recorded in Misc. Book 12, page 87, and amended by Misc. Book 13, page 2; Misc. Book 13, page 4 and Misc. Book 13, page 344, in the Office of the Judge of probate of Shelby County, Alabama.

Together with an undivided interest appurtenant to said unit in the common elements as set forth in Exhibit C of said Declaration, and Together with all of its appurtenances according to the Declaration.

The above described property does not constitute the homestead of the grantor nor that of her spouse.

TO HAVE AND TO HOLD, to the said Grantee, her heirs, successors and assigns, forever.

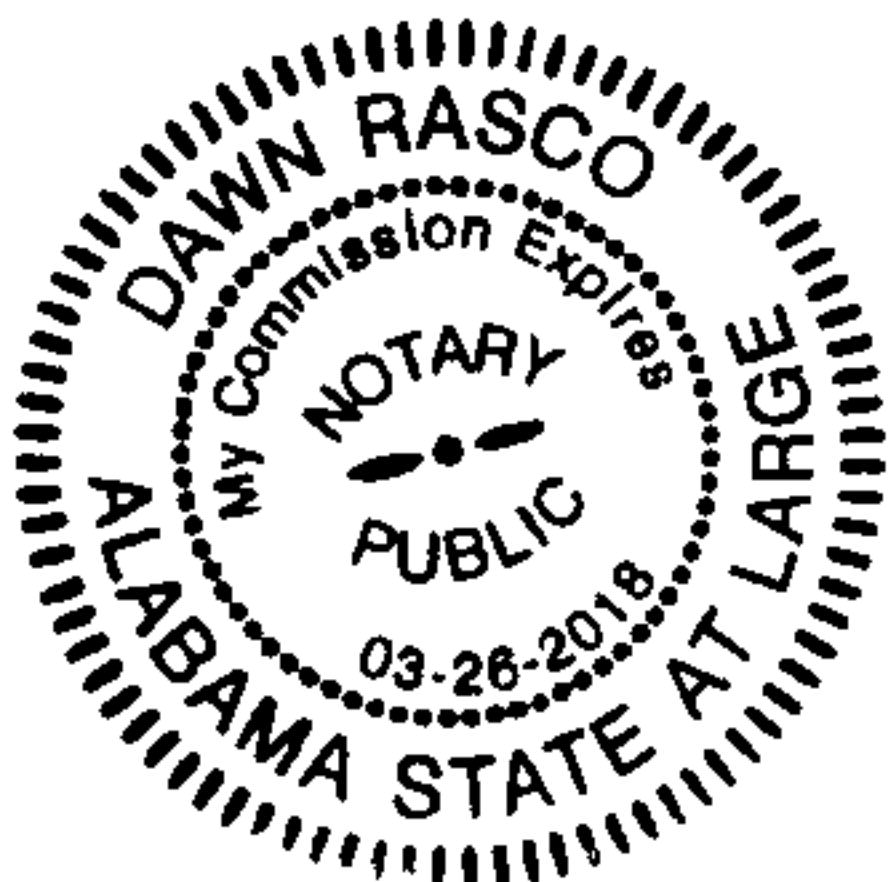
IN WITNESS WHEREOF, I have hereunto set my hand and seal effective as of the 28th day of January, 2017.


Meghann Joiner Spidle

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Meghann Joiner Spidle, whose name 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, she executed the same voluntarily on this the 28th day of January, 2017.


Notary Public Dawn Rasco
My Commission Expires 3/26/2018



Shelby County, AL 03/27/2017
State of Alabama
Deed Tax: \$43.00

Real Estate Sales Validation Form

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

Grantor's Name Meghann Joiner Spidle Grantee's Name Elizabeth F. Bromley
Mailing Address 605 Oak Crossings Pkwy Mailing Address 205 Shalimar Circle
Hoover, AL 35244 Alabaster, AL 35007

Property Address 221 Heath Drive Date of Sale 1-28-2017
Birmingham, AL 35242 Total Purchase Price \$ 43,000.00
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 Agreement
☐ 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 § 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 1/28/2017 Print Rebecca J. Turner
Unattested Sign Rebecca J. Turner
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170327000100550 2/2 \$61.00
Shelby Cnty Judge of Probate, AL
03/27/2017 08:57:25 AM FILED/CERT