

20170328000103090 1/5 \$119.00  
Shelby Cnty Judge of Probate, AL  
03/28/2017 08:45:18 AM FILED/CERT

## WARRANTY DEED

THE STATE OF ALABAMA, }  
Shelby COUNTY. }

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ten and no/100(\$10.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Paul Vercher Jr. and Ashley Vercher Husband and wife (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto James H. Clay and Shannon L. Clay, as joint tenants with rights of survivorship

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(herein referred to as GRANTEE(S), his/her/their heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

Legal Description attached and made a part hereof  
\$368,000.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) James H. Clay and Shannon L. Clay ~~joint tenants with rights of survivorship~~ his/her/their heirs and assigns FOREVER, as

And GRANTOR do(es) covenant with the said GRANTEE(S), his/her/their heirs and assigns, that he/she/they lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that he/she/they has(have) a good right to sell and convey the same to the said GRANTEE(S) his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S) his/her/their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

Shelby County, AL 03/28/2017  
State of Alabama  
Deed Tax: \$92.00

IN WITNESS WHEREOF, \_\_\_\_\_ have hereunto set \_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_\_\_, this  
3 day of January 2017.

x Paul Vercher Jr.  
Paul Vercher Jr.

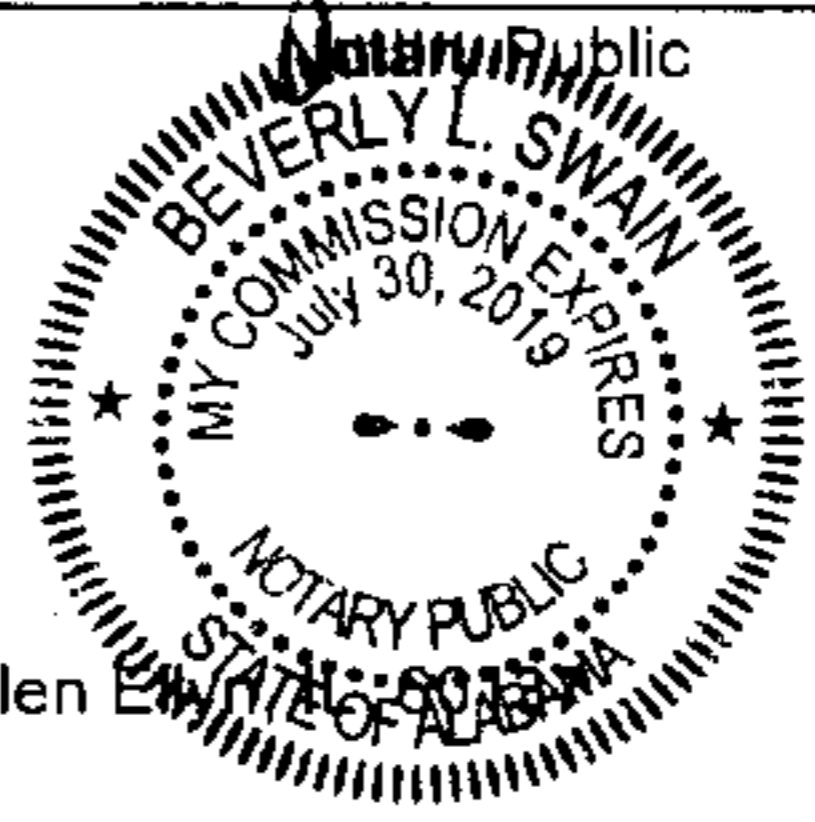
x Ashley Vercher  
Ashley Vercher

✓ THE STATE OF Alabama ;  
Jefferson  
COUNTY.

I, the undersigned, Beverly L Swain, a Notary Public, in and for said State  
Alabama, hereby certify that Paul Vercher Jr. and Ashley Vercher Husband and wife  
whose names 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, he, she, they executed the  
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3 day of January, 2017.

✓ Beverly L. Swain



MR-TRG-1797-1207


This instrument was prepared by Joan M. Brady 449 Taft Avenue, Glen Elder, AL



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LEGAL DESCRIPTION

Lot 403-A, according to a Resurvey of Loy 308, Greystone Legacy, 3rd Sector and Lots 403 and 404, Greystone Legacy, 4th Sector, as recorded in Map Book 28, Page 108, in the Probate Office of Shelby County, Alabama.

  
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**WARRANTY DEED**

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**FROM**  
Paul Vercher, Jr. and Ashley Vercher

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**TO**  
James H. Clay and Shannon L. Clay

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**SEND TAX NOTICE TO:**  
James H. Clay and Shannon L. Clay  
508 Stewards Glen  
Birmingham, AL 35242

  
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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 Paul Vercher Jr. and Ashley Vercher
Grantee's Name James H. Clay Shannon L. Clay
Mailing Address X 5030 Aberdeen Way X Birmingham, AL 35242
Mailing Address 508 Stewards Glen Birmingham, AL 35242
Property Address 508 Stewards Glen Birmingham, AL 35242
Date of Sale March 20, 2017
Total Purchase Price \$ 460,000.00
Actual Value \$
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
X 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 Settlement Date Print X Paul Vercher Jr
Unattested Sign X [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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CLAYTON S. WILSON, ATTORNEY AT LAW