

This instrument was provided by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051



20170426000142890 1/2 \$108.00
Shelby Cnty Judge of Probate, AL
04/26/2017 10:21:29 AM FILED/CERT

Send Tax Notice to:

Gary M. Bradley

11 Bentley Circle
Shelby Al 35143

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **NINETY ONE THOUSAND DOLLARS and 00/100 (\$91,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

J. Stewart Mitchell, a married man

grant, bargain, sell and convey unto,

Gary M. Bradley

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 1, according to the Final Plat of Clover Hill, recorded in Map Book 46, Page 74, recorded in the Office of the Judge of Probate, Shelby County, Alabama.

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

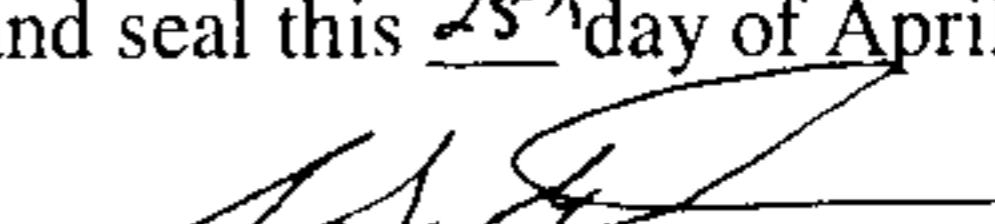
Subject to taxes for 2017 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the homestead of the grantor, or of his/her spouse.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of April, 2017.


J. Stewart Mitchell

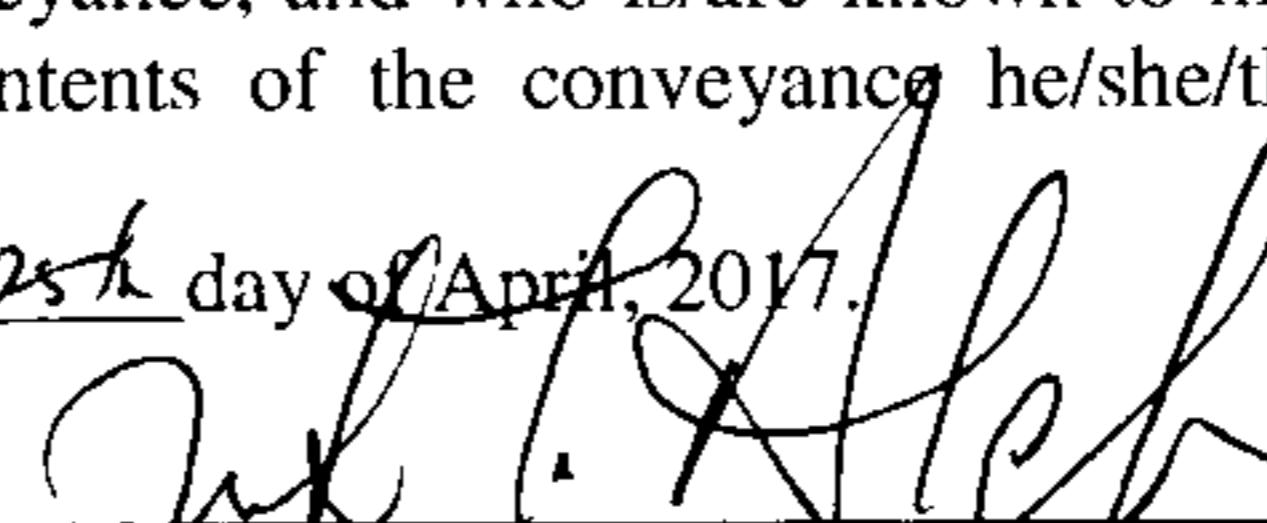
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

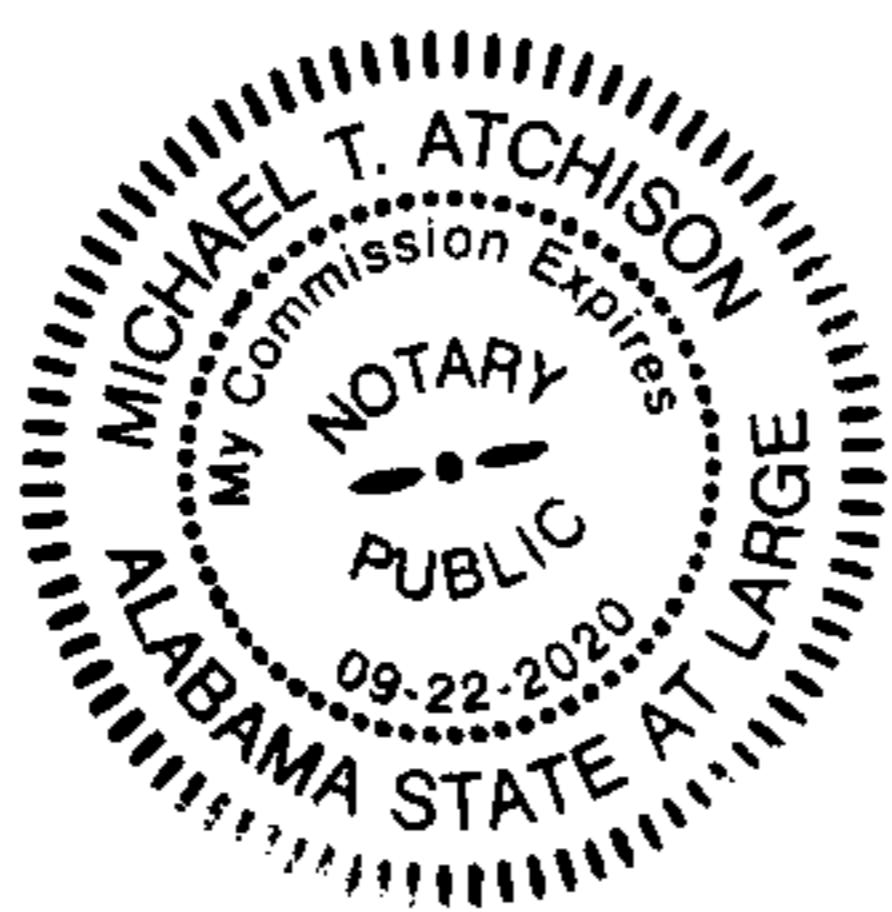
J. Stewart Mitchell

whose name(s) 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 25th day of April, 2017.


Notary Public

My Commission Expires: 9/22/2020



Shelby County, AL 04/26/2017
State of Alabama
Deed Tax: \$91.00

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Jeffrey Mitchell
2188 Fletcher Segrest Rd
Tuskegee AL 35083

Grantee's Name
Mailing Address

Gary M Bradley
11 Bentley Cir
Shelby HI 35143

Property Address

212 Fulton Rd
Columbiana

Date of Sale 4/25/17

Total Purchase Price \$ 91,000.00

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

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).

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 _____

Print Mike T. Achison

Sign Mike T. Achison

(Grantor/Grantee/Owner/Agent) circle one

Unattested

