

PEL 1700130

Send tax notice to:

Paula Bowman

330 Bounty Rd 220
Jamison AL 35045

This instrument prepared by:

Stewart & Associates, P.C./S. Kent Stewart

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

STATE OF ALABAMA

Shelby COUNTY

20170504000154180

05/04/2017 09:41:01 AM

WARRANTY DEED

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eleven Thousand and 00/100 Dollars (\$11,000.00) in hand paid to the undersigned, **Greg Burks, an unmarried man** (hereinafter referred to as "Grantor"), by **Paula Bowman** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Whispering Woods, as recorded in Map Book 43, Page 11, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

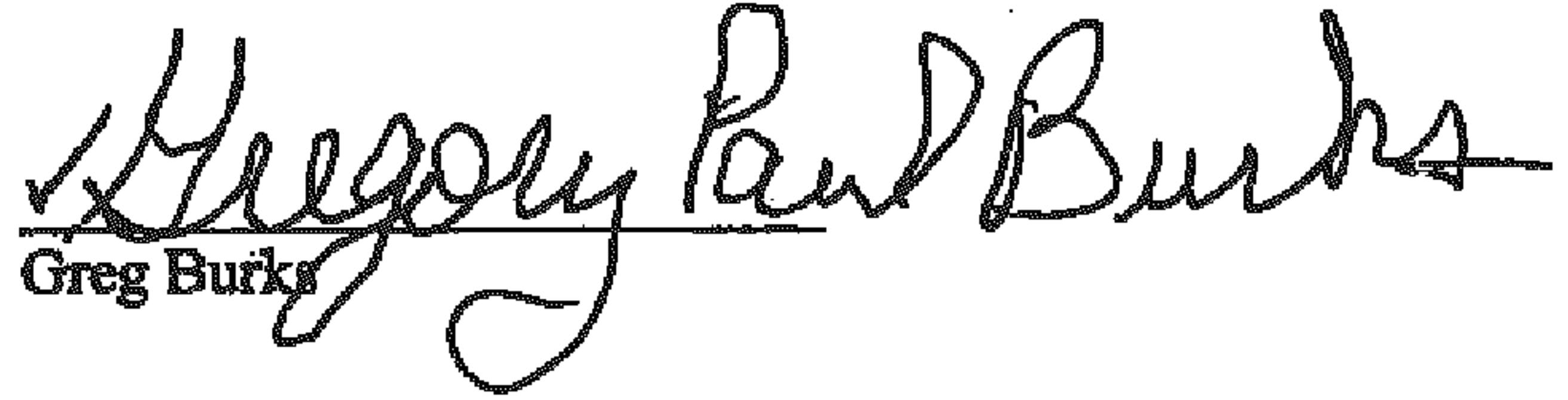
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

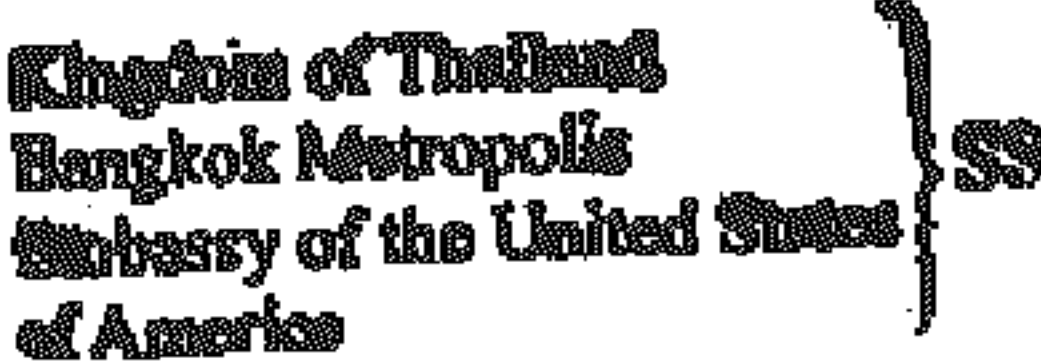
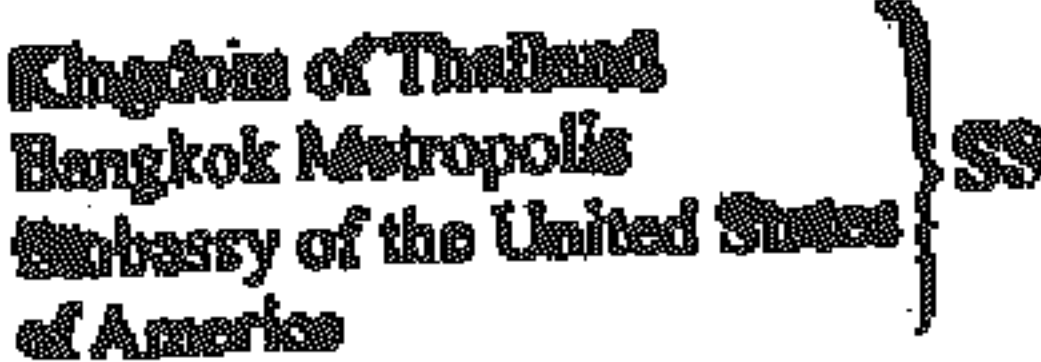
Greg Burks is the surviving Grantee of that certain deed recorded in Instrument No 20120730000274810 in the Probate Office of Shelby County, Alabama; the other Grantee Laura Horton, having died on or about the 15th day of April, 2015.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 18
day of April, 2017.


Greg Burks

STATE OF  }
COUNTY OF  }
Kingdom of Thailand
Bangkok Metropolis
Embassy of the United States
of America

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Greg Burks, an unmarried man, whose name is signed to the foregoing instrument, and who
~~is/are known to me~~, acknowledged before me on this day, that, being informed of the contents of
the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 18 day of APR, 2017.

(Notary Seal)


Notary Public **Marianne A. Domingo**
Print Name: Consular Associate of the
Commission Expires: Indefinite
United States of America

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

Corea Buiks
PO Box 70000
Tucson AZ 85737

Grantee's Name
Mailing Address

Paula Bowak
330 Bowak Rd
Sevierville TN 37878

Property Address

Lot 2 Whispering Woods
Calera AZ 85008

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$

20170504000154180 05/04/2017 09:41:01 AM DEEDS 3/3

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 4/28/17

Unattested

Print

Sign

(verified by)

Kenneth B. St. John
(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
05/04/2017 09:41:01 AM
\$32.00 CHERRY
20170504000154180

John Fuhrmeister