

Document Prepared By:  
~~Shannon R. Crull, P. C.~~  
3009 Firefighter Lane  
Birmingham, Alabama 35209

20170526000183980  
05/26/2017 09:11:02 AM  
DEEDS 1/3

Send Tax Notice To:

~~Tyler Frederick~~  
133 Oak ST  
Maylene, AL 35114

**GENERAL WARRANTY DEED**

STATE OF ALABAMA }

COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Ninety-Nine Thousand Dollars and NO/100 (\$199,000.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Michael Walton, a married person**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Tyler Frederick** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

**A parcel of land in the SW 1/4 of the SE 1/4 of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Begin at the Southeast corner of Lot 39 of Woodland Hills, First Phase, Third Sector, as recorded in Map Book 6, Page 7, in the Office of the Judge of Probate of Shelby County, Alabama, thence run West along the South line of said lot 168.89 feet radial to a point on a clockwise curve on the Easterly right of way of Oak Street, said curve having 305.03 feet, thence run Southerly along the arc of said curve 30.23 feet; thence continue tangent to curve, along said right of way 140.89 feet; thence turn left 90 degrees 00 minutes 00 seconds and run East 160.03 feet; thence turn left 88 degrees 00 minutes 28 seconds and run North 187.89 feet; to the point of beginning; being situated in Shelby County, Alabama.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

This property is not the homestead of the grantor nor that of his spouse.

\$ 164,000 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said **Grantee**, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set his/her hand and seal,  
this 25<sup>th</sup> day of May, 2017.

Michael Walton

Michael Walton

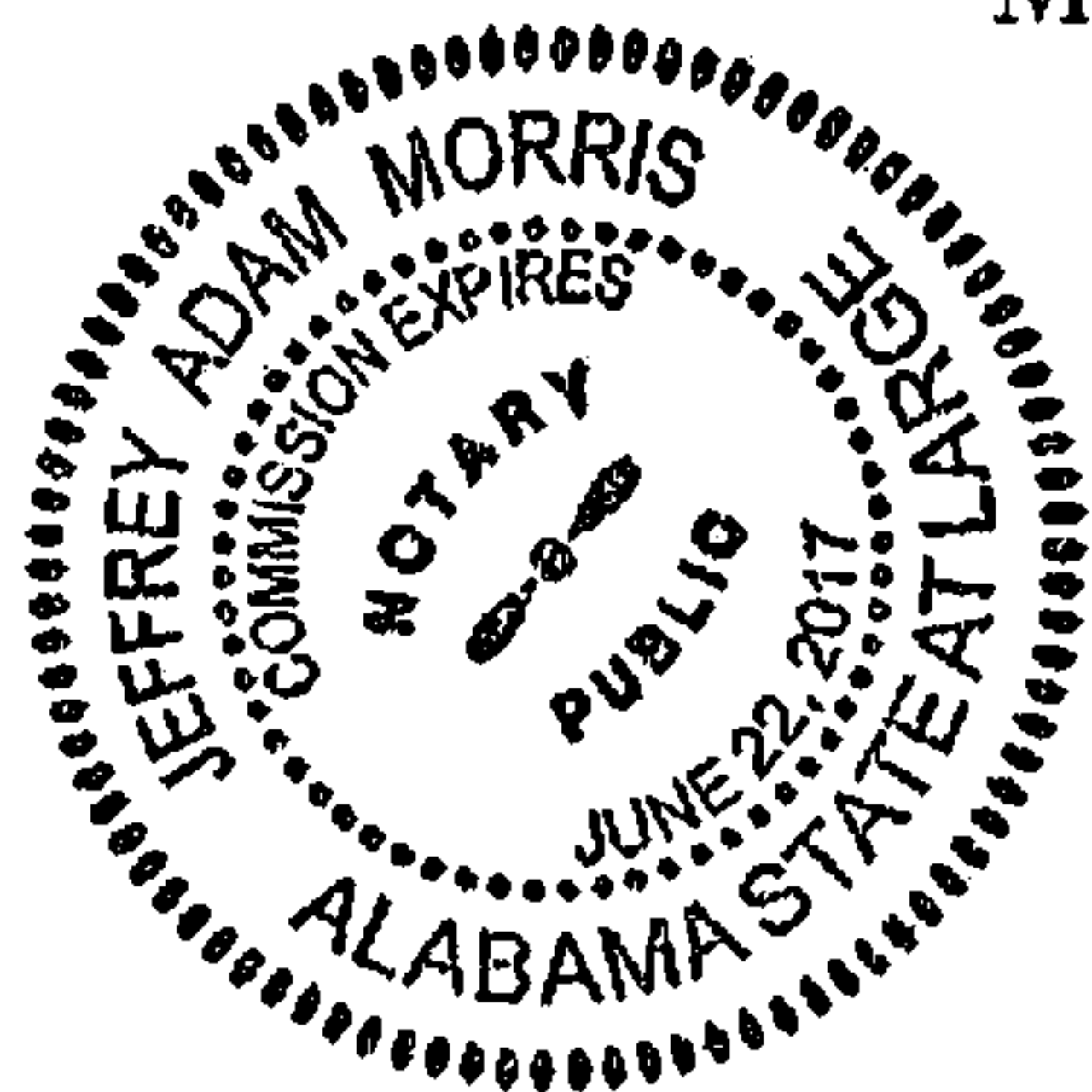
STATE OF Al  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Michael Walton** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25<sup>th</sup> day of May, 2017.

Notary Seal

[Signature]  
Notary Public  
My commission expires:



20170526000183980 05/26/2017 09:11:02 AM DEEDS 3/3  
Real Estate Sales Validation Form

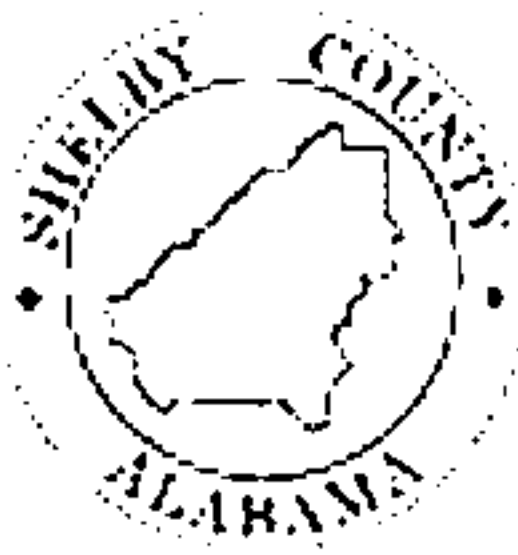
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mike Walton  
Mailing Address 88 Herman Rd  
Sasper, AL  
35503

Grantee's Name Tyler Frederick  
Mailing Address 133 Oak St.  
Maylene, AL  
35114

Property Address 133 Oak St  
Maylene, AL  
35114

Date of Sale 5-25-17  
Total Purchase Price \$ 199,000  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/26/2017 09:11:02 AM  
\$56.00 CHERRY  
20170526000183980

*James G. Fuhrmeister*

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 5-25-17

Print James G. Fuhrmeister

\_\_\_\_\_  
Unattested  
(verified by)

\_\_\_\_\_  
Sign  
(Grantor/Grantee/Owner/Agent) circle one