

This instrument prepared by:
Patrick F. Smith
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Jeffery Scott Bush
1304 Colonial Way
Alabaster, AL 35007

GENERAL WARRANTY DEED

20170606000198900
06/06/2017 12:47:19 PM
DEEDS 1/2

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Ninety-One Thousand And No/100 Dollars (\$191,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Michael R. Perkins and Natalee D. Perkins, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jeffery Scott Bush (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **SHELBY County, Alabama**:

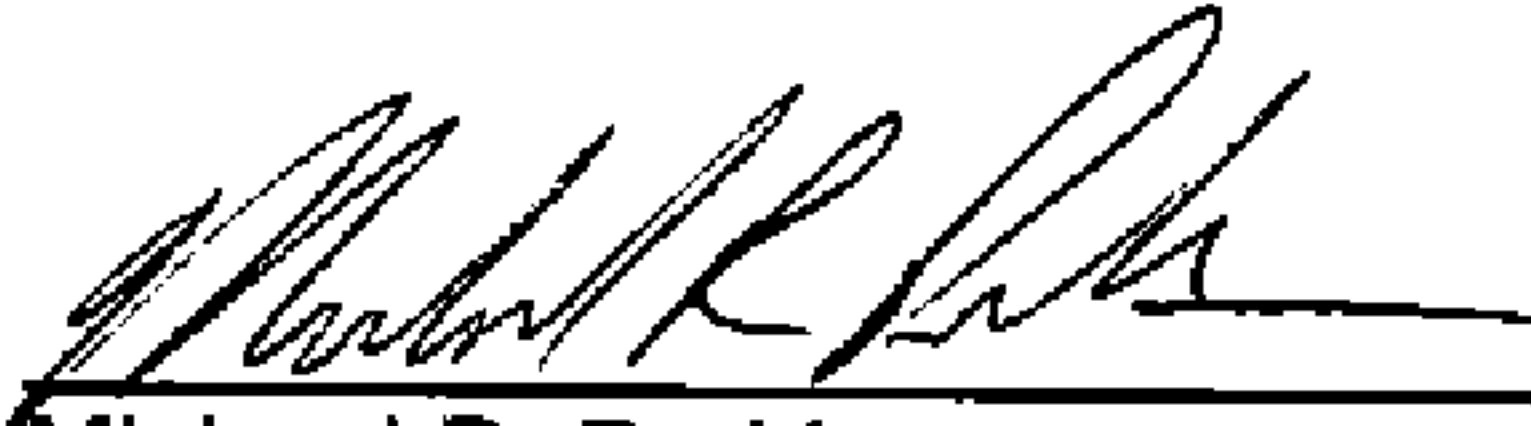
Lot 70, according to the Survey of Navajo Hills – Ninth Sector, as recorded in Map Book 10, Page 84 A & B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$163,415.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 28, 2017.



Michael R. Perkins




Natalee D. Perkins

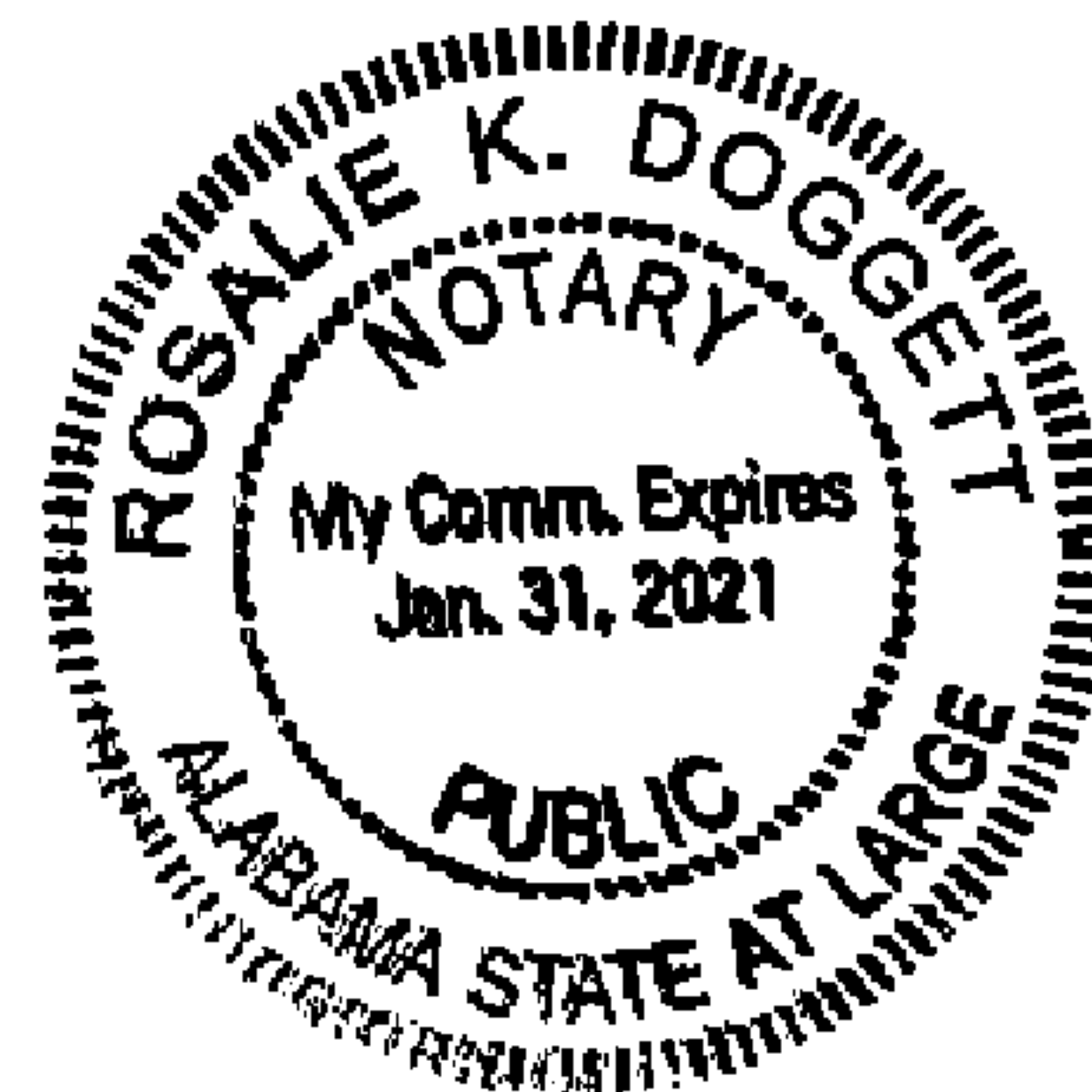
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Michael R. Perkins and Natalee D. Perkins 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 on 28th day of April, 2017.



Notary Public
My commission expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Michael R. Perkins and Natalee D. Perkins

Grantee's Name Jeffery Scott Bush

Mailing Address 4935 SPANISH CREEK RD.
MONTREALLO, AL 35115

Mailing Address 1546 Timber Drive
Helena, AL 35080

Property Address 1304 Colonial Way
Alabaster, AL 35007

Date of Sale April 28, 2017

Total Purchase Price \$191,000.00

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 - Michael R. Perkins and Natalee D. Perkins, . .

Grantee's name and mailing address - Jeffery Scott Bush, 1546 Timber Drive, Helena, AL 35080.

Property address - 1304 Colonial Way, Alabaster, AL 35007

Date of Sale - April 28, 2017.

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.

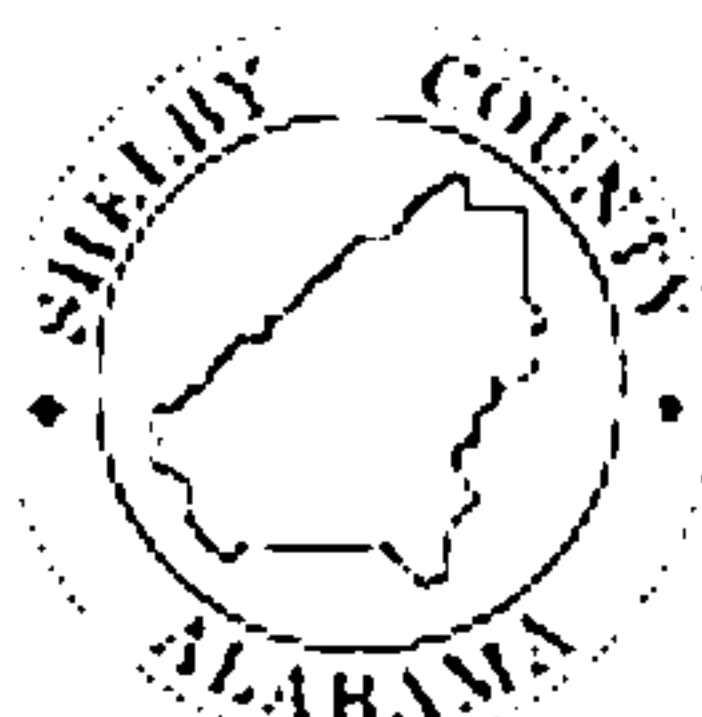
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 with 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: April 28, 2017

Sign [Signature]
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/06/2017 12:47:19 PM
\$46.00 DEBBIE
20170606000198900

[Signature]