

This instrument prepared by:
Mike Galloway
931 Sharit Avenue, Suite 113
Birmingham, AL 35071

SEND TAX NOTICE TO:
Kelli C. Beard
1249 Greystone Parc Dr.
Birmingham, AL 35242

GENERAL WARRANTY DEED

20170621000219940
06/21/2017 09:21:33 AM
DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars (\$399,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Jerome Alan Speegle and Bess Marcel Speegle, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kelli C. Beard (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 39, according to the Map and Survey of The Parc at Greystone, as recorded in Map Book 32, Page 42 A & B, in the Office of the Judge of Probate 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 \$274,900.00 executed and recorded simultaneously herewith.

Subject to a third party mortgage in the amount of \$84,610.00 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 June 20, 2017.

Jerome Alan Speegle

Jerome Alan Speegle
Bess Marcel Speegle

Bess Marcel Speegle

STATE OF Alabama
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Jerome Alan Speegle and Bess Marcel Speegle whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 20th day of June, 2017 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 06/20/2017

Patrick Galloway

Notary Public
My commission expires *October 4, 2017*



Real Estate Sales Validation Form

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

Grantor's Name Jerome Alan Speegle and Bess Marcel Speegle

Grantee's Name Kelli C. Beard

Mailing Address 1249 Greystone Parc Dr Birmingham, AL 35242

Mailing Address 1249 Greystone Parc Dr Birmingham, AL 35242

Property Address 1249 Greystone Parc Dr. Birmingham, AL 35242

Date of Sale June 19, 2017

Total Purchase Price \$399,900.00

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

X 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 - Jerome Alan Speegle and Bess Marcel Speegle, . .

Grantee's name and mailing address - Kelli C. Beard, 1249 Greystone Parc Dr., Birmingham, AL 35242.

Property address - 1249 Greystone Parc Dr., Birmingham, AL 35242

Date of Sale - June 19, 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 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: June 19, 2017

Signature of Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/21/2017 09:21:33 AM
\$58.50 CHERRY
20170621000219940

Signature of Clerk