

This instrument prepared by:
Michael Galloway, Attorney
931 Sharitt Avenue, Suite 113
Gardendale, AL 35071

SEND TAX NOTICE TO:
Mary K. Mitchell
117 Daventry Dr
Calera, AL 35040

GENERAL WARRANTY DEED

20170711000247420
07/11/2017 01:18:54 PM
DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Forty-Four Thousand Five Hundred And No/100 Dollars (\$144,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Linda Gail Bristow, a married woman, Ann Christine Wakefield, a married woman and Dorothy L. Grissom, a single person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Mary K. Mitchell (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 5, according to the Resurvey of Daventry, Sector 1, as recorded in Map Book 26, Page 98, 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.

This property herein conveyed does not constitute the homestead of the grantors, nor that of their spouses, neither is it contiguous thereto.

Subject to a third party mortgage in the amount of \$101,150.00 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 30, 2017.

Linda Gail Bristow
Linda Gail Bristow

Ann Christine Wakefield
Ann Christine Wakefield

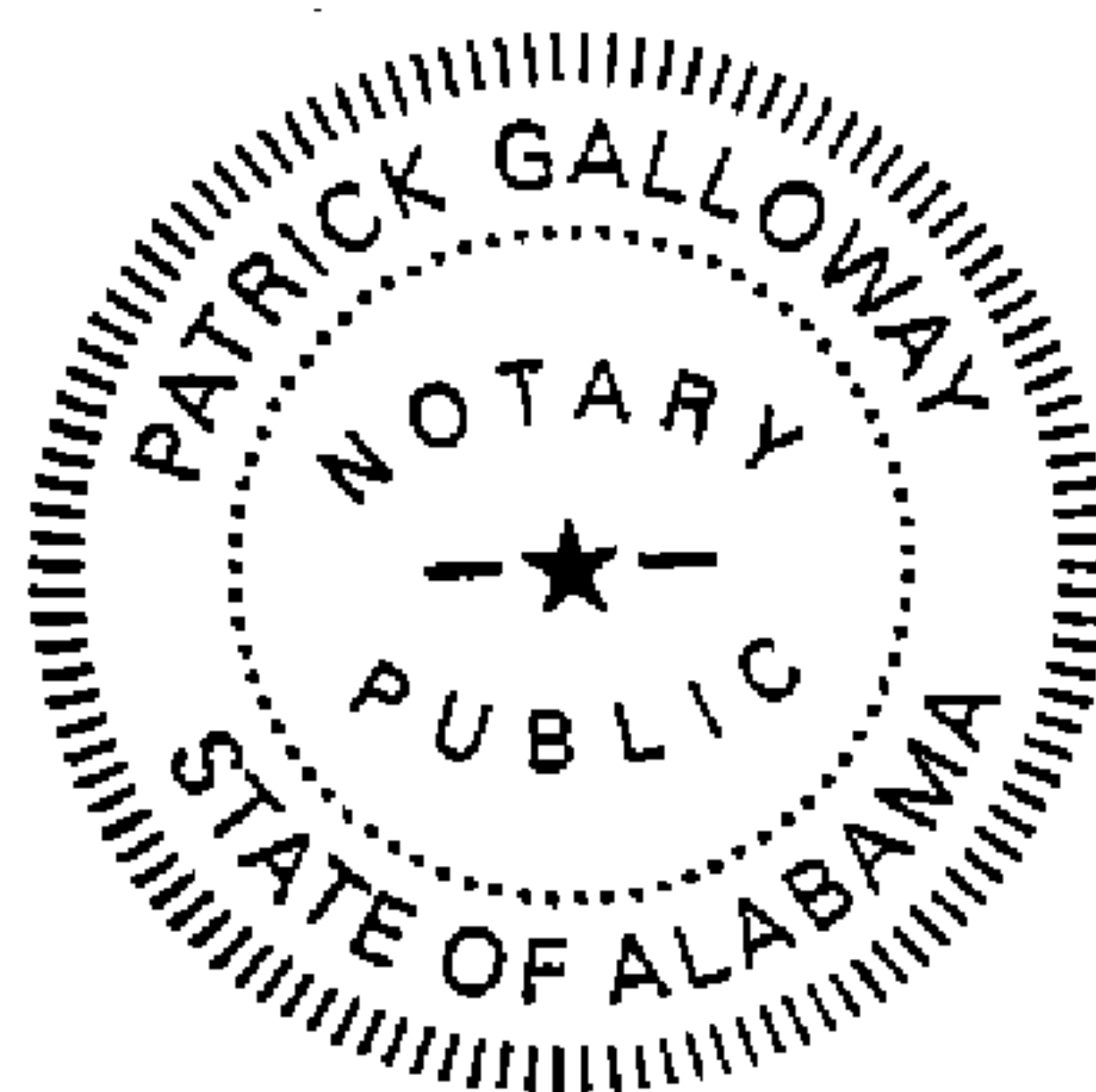
Dorothy L. Grissom
Dorothy L. Grissom

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Linda Gail Bristow, Ann Christine Wakefield and Dorothy L. Grissom whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 30th 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 06/30/2017.

Patrick Galloway
Notary Public
My commission expires: 10-4-17



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name Linda Gail Bristow
Ann Christine Wakefield
Dorothy L Grissom
Mailing Address 117 Daventry Dr
Calera AL 35040

Grantee's Name Mary K. Mitchell
Mailing Address 117 Daventry Dr
Calera AL 35040

Property Address 117 Daventry Dr
Calera AL 35040

Date of Sale June 30, 2017

Total Purchase Price \$ 144,500.00
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

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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 June 30, 2017

☐ Unattested
☐ (verified by) _____

Print Michael Galloway

Sign _____
Agent

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/11/2017 01:18:54 PM
\$61.50 CHERRY
20170711000247420

[Signature]