

20170721000261440
07/21/2017 12:18:44 PM
DEEDS 1/3

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

Send Tax Notice To:
Caryn C. Gleason
215 Chestnut Forest Dr.
Helena, AL 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF **Three Hundred Ten Thousand Dollars and NO/100 (\$310,000.00)** to the undersigned grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Eric Floyd, by and through Rodney Floyd, his Agent and Attorney in Fact, and his wife, Elizabeth Floyd, by and through Rodney Floyd, her Agent and Attorney in Fact,** (herein referred to as **Grantors**), grant, sell, bargain and convey unto, **Caryn C. Gleason** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 27, according to the Map and Survey of Chestnut Forest, recorded in Map Book 22, Page 98, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$ 294,225.00 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 we do for ourselves, and for our heirs and assigns, covenant with the said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises and we are 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 we will, and our 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.

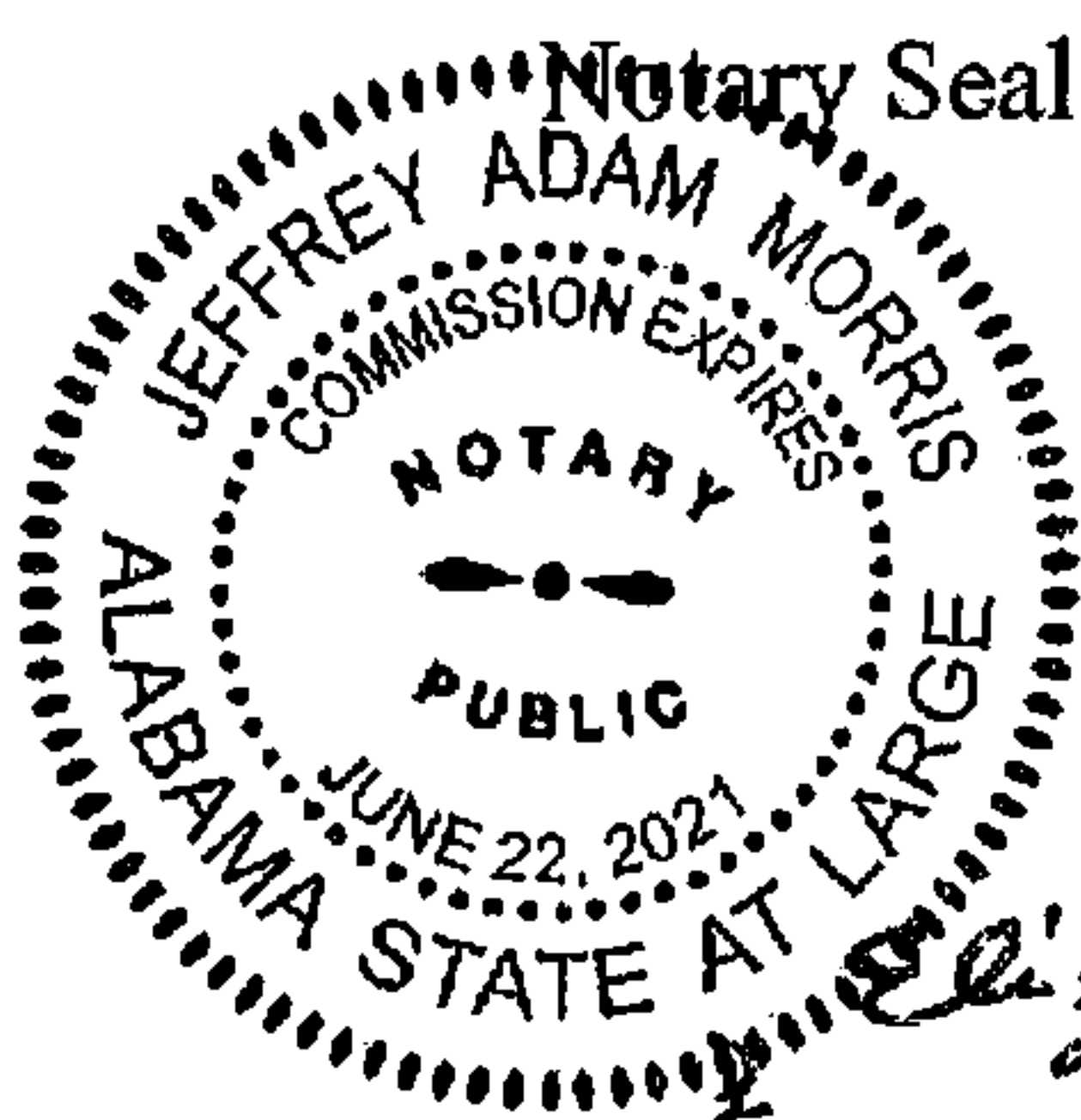
IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals,
this 21st day of July, 2017.

Eric Floyd by Rodney Floyd his agent and attorney in fact
Eric Floyd, by Rodney Floyd, his Agent and Attorney in Fact

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Rodney Floyd, whose name as Agent and Attorney in Fact for **Eric Floyd** 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 in his capacity as Agent and Attorney in Fact on the day the same bears date.

Given under my hand and official seal this the 21st day of July, 2017.



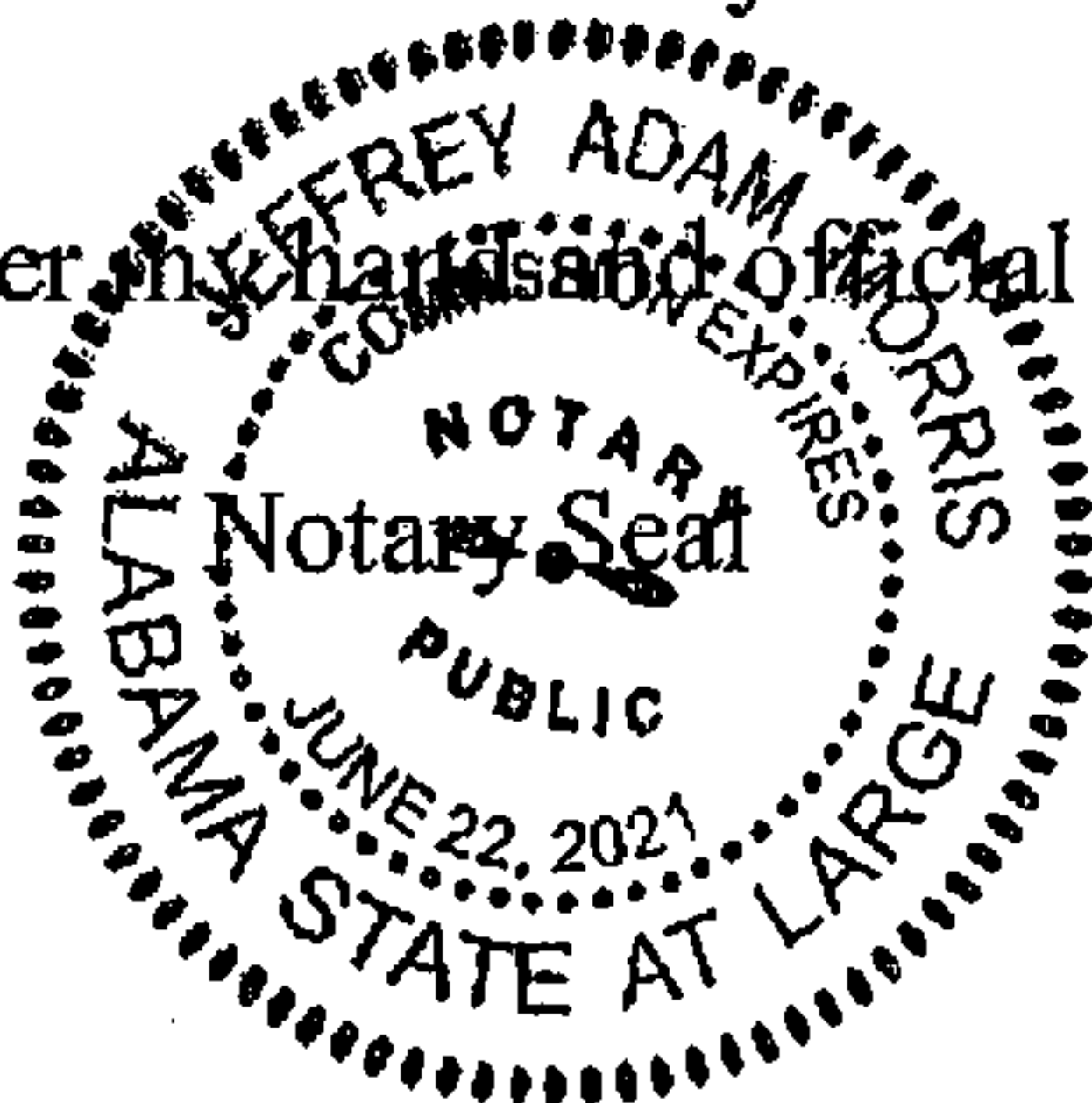
Notary Public
My commission expires:

Elizabeth Floyd by Rodney Floyd her agent and attorney in fact
Elizabeth Floyd, by Rodney Floyd, her Agent and Attorney in Fact

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Rodney Floyd, whose name as Agent and Attorney in Fact for **Elizabeth Floyd** 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 in his capacity as Agent and Attorney in Fact on the day the same bears date.

Given under my hand and official seal this the 21st day of July, 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 Eric & Elizabeth Floyd Grantee's Name Caryn C. Gleason
 Mailing Address Flat 1, 15 Very Lane Rd Mailing Address 215 Chestnut Forest C
St. Albans, Hertfordshire Helena, AL 35080
AL34DA

Property Address 215 Chestnut Forest Dr Date of Sale 7/21/17
Helena AL 35080 Total Purchase Price \$ 310,000.00
 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
 07/21/2017 12:18:44 PM
 \$37.00 CHERRY
 20170721000261440

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 - 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 7/21/17

Print Jeff Morris

Unattested _____

Sign _____