

Send tax notice to:
James A. Dorrance and Roger A. Brown
525 Creekview Circle
Pelham, AL 35124

This instrument prepared by:
Kenneth B. St. John, Esq.
Attorney-at-Law
2709 Pelham Parkway, Ste B
Pelham, Alabama 35124

TITLE NOT EXAMINED

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand and 00/100 (\$10,000.00) in hand paid to the undersigned JAMES A. DORRANCE, an unmarried man and JOHN MCINTYRE, an unmarried man (hereinafter referred to as "Grantors"), by JAMES A. DORRANCE and ROGER A. BROWN (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15, in Block 1, according to the Survey of Oak Mountain Estates, as recorded in Map Book 5, Page 57, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


MINING AND MINERAL RIGHTS EXCEPTED.

This deed was prepared with information supplied by the Grantors and Grantees herein and relied upon by the preparer.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

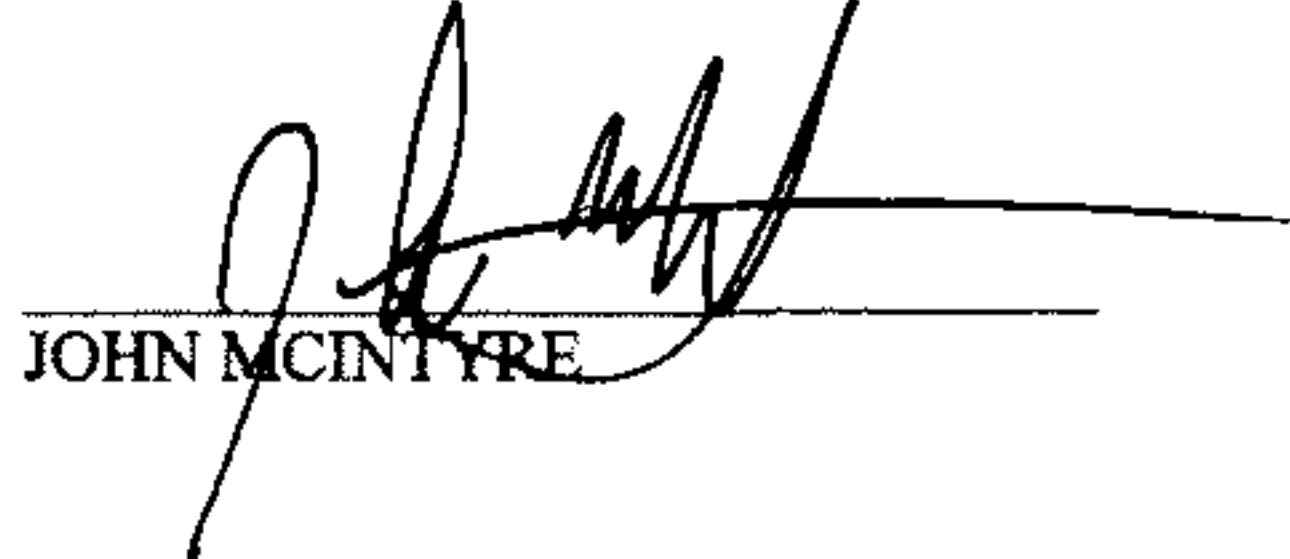
The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 07/25/2017
State of Alabama
Deed Tax: \$93.50


20170725000265700 1/3 \$114.50
Shelby Cnty Judge of Probate: AL
07/25/2017 08:40:22 AM FILED/CERT

29 IN WITNESS WHEREOF, the Grantors have hereunto set their signatures and seals on June
2017.


JAMES A. DORRANCE

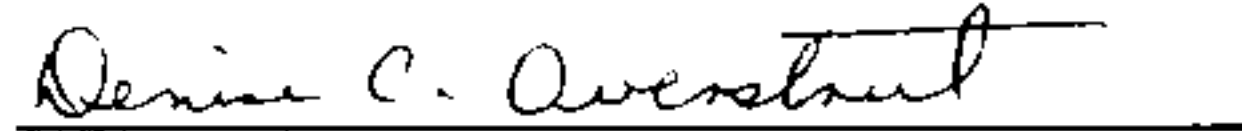

JOHN MCINTYRE

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES A. DORRANCE, an unmarried man and JOHN MCINTYRE, an unmarried man, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of June, 2017.


Notary Public

Print Name: Denise C. Overstreet

Commission Expires:



DENISE C. OVERSTREET
Notary Public, Alabama State At Large
My Commission Expires October 6, 2020



20170725000265700 2/3 \$114.50
Shelby Cnty Judge of Probate, AL
07/25/2017 08:40:22 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name JAMES A. DORRANCE
Mailing Address JOHN MCINTYRE
525 Creekview Cir.
Delham, AL
35124

Grantee's Name JAMES A. DORRANCE
Mailing Address ROGER A. BROWN
525 Creekview Cir
Delham, AL
35124

Property Address 525 Creekview Cir.
Delham, AL
35124

Date of Sale 6/29/2017
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 93,300.00

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 Assessors Market Value

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 real property, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be determined by an appraisal conducted by a licensed appraiser or by the assessor's market value.

If no proof is provided for the actual value or the true value of the property, the purchase price shall be the value of the property for purposes of this form, excluding any amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record. This form shall be subject to the provisions of Code of Alabama 1975, Section 40-22-1 (h).

The undersigned hereby certifies that the information provided on this form is true and correct and that the instrument offered for record is a valid conveyance of the property described herein.

Date 6/29/2017

Printed Name



Print James A. Dorrance

Sign

