



20170807000284480 1/3 \$99.50
Shelby Cnty Judge of Probate, AL
08/07/2017 12:33:36 PM FILED/CERT

This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Matthew and Lindsey Nowell
2041 Lakemoor Dr.
Hoover, AL 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration Three Hundred Ninety Two Thousand and 00/100 Dollars (\$392,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, BRYAN K. YARBROUGH and AMANDA YARBROUGH, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MATTHEW H. NOWELL and LINDSEY R. NOWELL, as joint tenants right of survivorship, (herein referred to as GRANTEES) the following described real estate situated in Shelby County, Alabama:

Lot 38, according to the Survey of Third Addition, Riverchase Country Club, as recorded in Map Book 7, page 53, in the Probate Office of Shelby County, Alabama.

Three Hundred Thirteen Thousand Six Hundred and 00/100 Dollars (\$313,600.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.


And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our heirs, executors and 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 08/07/2017
State of Alabama
Deed Tax: \$78.50

Dated this 27th day of July, 2017.


BRYAN K. YARBROUGH


AMANDA YARBROUGH

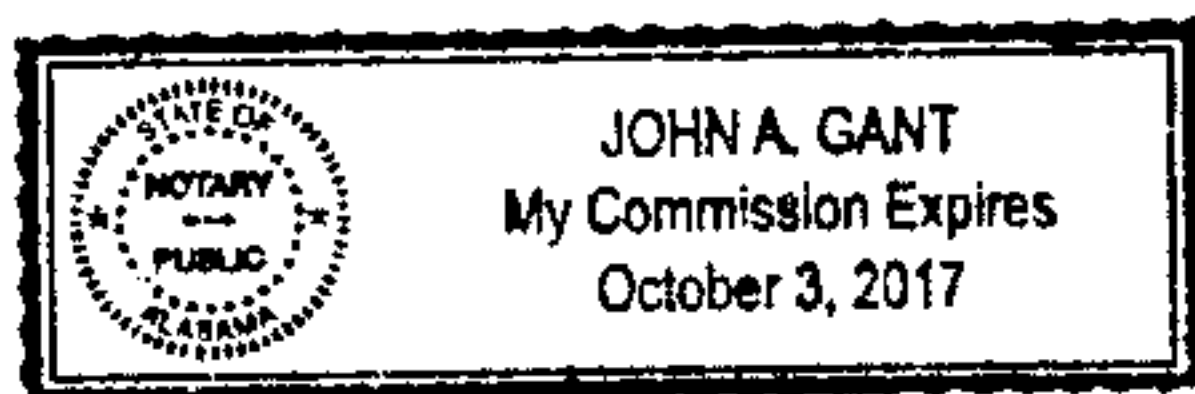

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STATE OF ALABAMA)
JEFFERSON COUNTY)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that BRYAN K. YARBROUGH and AMANDA YARBROUGH whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of July, 2017.


NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2017



Real Estate Sales Validation Form

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

Grantor's Name Bryan & Amanda Yarbrough
Mailing Address 566 Park Lake Ln.
Helena, AL 35080

Grantee's Name Matthew & Lindsey Nowell
Mailing Address 2041 Lakemoor Dr.
Hoover, AL 35244


Property Address 2041 Lakemoor Dr.
Hoover, AL 35244

Date of Sale 7/27/17
Total Purchase Price \$ 392,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other


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* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 7/27/17

Print John A. Gant

Sign 
(Owner ☒ Agent ☐ circle one)