

This Instrument was Prepared by:

D Barron Lakeman, LLC
1523 Marie Loop
Auburn, AL 36830

File No.: 170202

Send Tax Notice To: Matthew Todd Farris

319 Heath Dr.
Birmingham, AL 35242-4208

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Nine Thousand Nine Hundred Dollars and No Cents (\$129,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Anastasia Jako Flanagan, a married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Matthew Todd Farris**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 319 Heath Dr., Birmingham, AL 35242-4208**; to wit;

Unit 319, according to the Survey of Cambrian Wood Condominium, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, and also as established by Declaration of Condominium, By-Laws and Amendments thereto, as recorded in Misc Book 12, Page 87, and amended by Misc Book 13, Page 2; Misc Book 13, Page 4 and Misc Book 13, Page 344 and Misc Book 52, Page 318, in the Probate Office of Shelby County, Alabama, together with an undivided .0133124 % interest in the common elements as set forth in said Declaration

Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

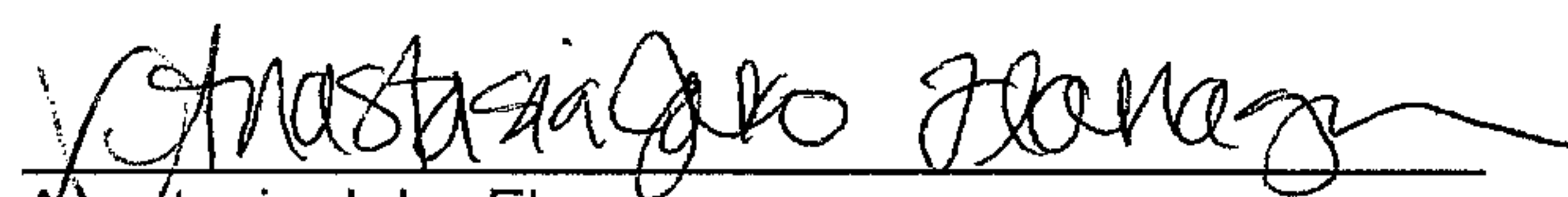
ANATASTASIA JAKO FLANAGAN AND ANASTASIA JAKO IS ONE AND THE SAME PERSON.

\$123,405.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of September, 2017.


Anastasia Jako Flanagan

State of Alabama

County of Jefferson

I, Jennifer Banik, a Notary Public in and for the said County in said State, hereby certify that Anastasia Jako Flanagan, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

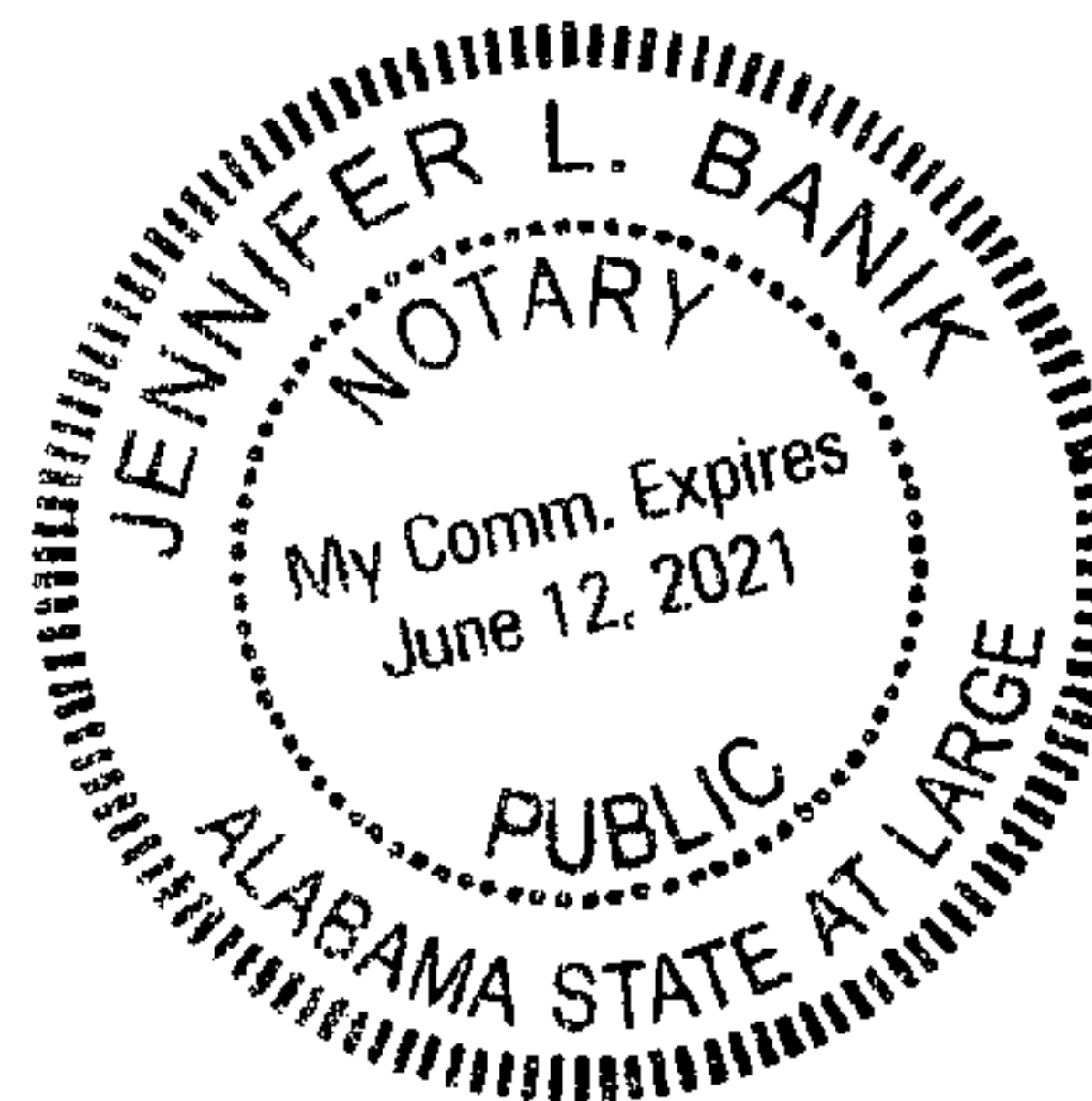
Given under my hand and official seal this the 29th day of September, 2017.

Notary Public, State of Alabama

Jennifer Banik

My Commission Expires:

6/12/21



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Anastasia Jako Flanagan
 Mailing Address aka Anastasia Jako
319 Heath Drive
Birmingham, AL 35242

Grantee's Name Matthew Todd Farris
 Mailing Address 319 Heath Drive
Birmingham, AL 35242

Property Address 319 Heath Drive
Birmingham, AL 35242

Date of Sale 09/29/2017
 Total Purchase Price \$ 129,900.00
 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
 10/02/2017 03:28:41 PM
 \$27.50 CHERRY
 20171002000358320

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

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 10/02/2017

Print Jim McLean

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner[Agent]) circle one

Form RT-1