

20171020000381070  
10/20/2017 08:12:57 AM  
DEEDS 1/3

Send tax notice to:  
Tom Tran  
826 Heatherwood Trail  
Hoover, AL 35244

PEL1700619  
This instrument prepared by:  
Stewart & Associates, P.C./S. Kent Stewart  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Fifty Nine Thousand and 00/100 Dollars (\$559,000.00) in hand paid to the undersigned, Mark Davis and Ann Davis, Husband and Wife (hereinafter referred to as "Grantors"), by Tom Tran (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of Heatherwood, 4th Sector, as recorded in Map Book 9, Pages 161, 162 and 163, in the Probate Office of Shelby County, Alabama.

Less and except the following: Commence at the Northeastern most corner of Lot 10 of Heatherwood, 4th Sector, as recorded in Map Book 9, Pages 161-163, in the Office of the Judge of Probate of Shelby County, Alabama and run thence Northwesterly along said Northerly line of said Lot 10 a distance of 86.0 feet to the point of beginning of the property being described, thence continue along last described course a distance of 58.07 feet to a point on the same said Northerly line of same said Lot 10, thence turn a deflection angle of 90 degrees 00 minutes to the left and run Southwesterly a distance of 2.30 feet to a point; thence turn a deflection angle of 90 degrees 00 minutes to the left and run Southeasterly parallel with and 2.30 feet South of subject North line of subject Lot 10 a distance of 58.07 feet to a point; thence turn a deflection angle of 90 degrees 00 minutes to the left and run Northeasterly a distance of 2.30 feet to the point of beginning, the purpose of this description being to encompass all that part of an existing concrete driveway that encroaches upon subject Lot 10 from adjacent Lot 9.


SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS  
OF RECORD.

\$424,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A  
MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns  
forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his/her 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 and assigns 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, Grantors have set their signature and seal on this 19th day of October, 2017.

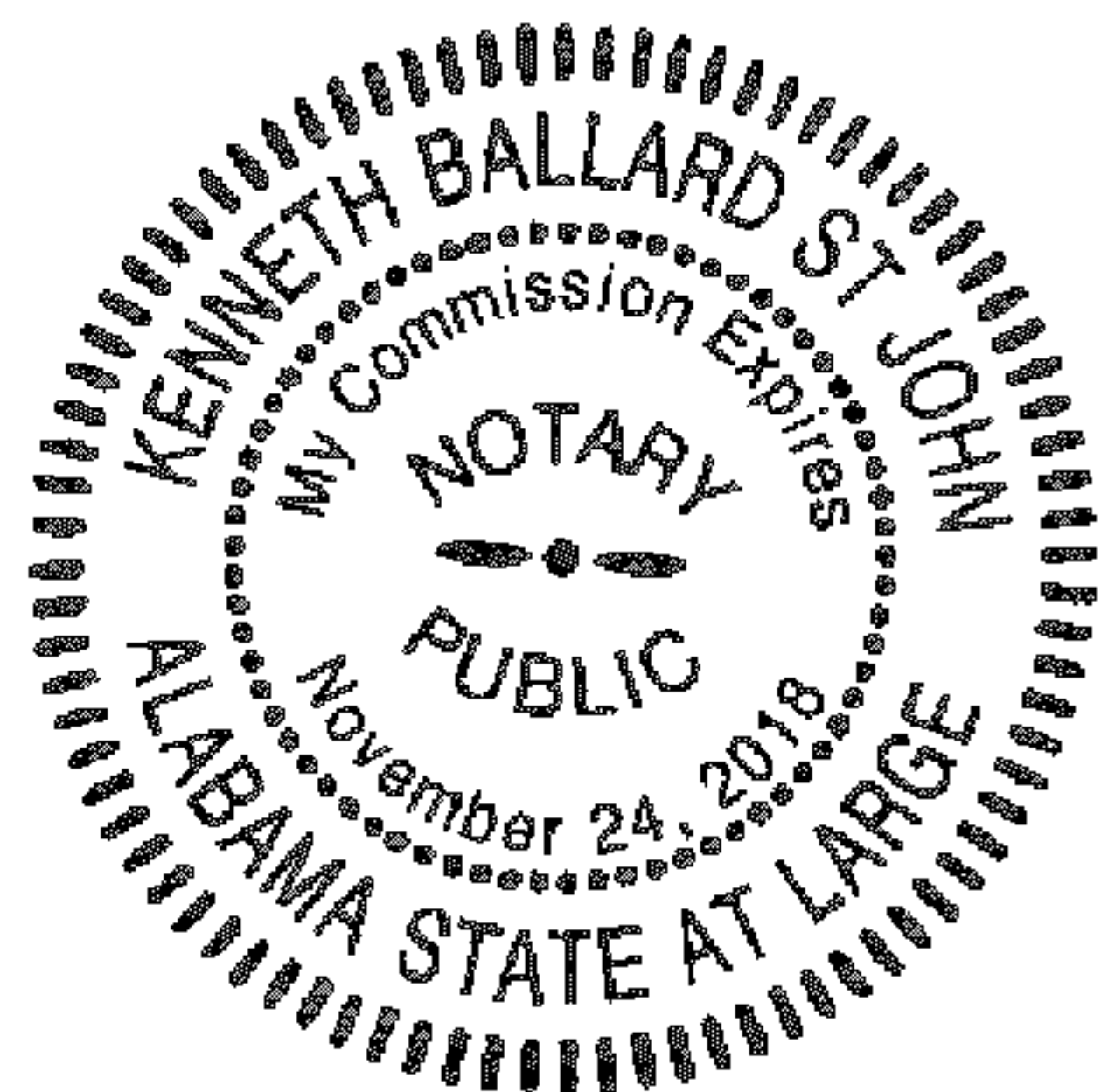
  
Mark Davis


  
Ann Davis

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Davis and Ann Davis, Husband and Wife, 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 19<sup>th</sup> day of October, 2017.



  
Notary Public  
Print Name: Kenneth Ballard St John  
Commission Expires: 11/24/2018

## Real Estate Sales Validation Form

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

Grantor's Name	<u>Mark Davis</u>	Grantee's Name	<u>Tom Tran</u>
Mailing Address	<u>Ann Davis</u>	Mailing Address	<u>826 Heatherwood Trail</u>
	<u>2116 Southwinds Circle</u>		<u>Hoover, AL 35244</u>
	<u>Hoover, AL 35244</u>		
Property Address	<u>826 Heatherwood Trail</u>	Date of Sale	<u>10/19/17</u>
	<u>Hoover, AL 35244</u>	Total Purchase Price	<u>\$ 559,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

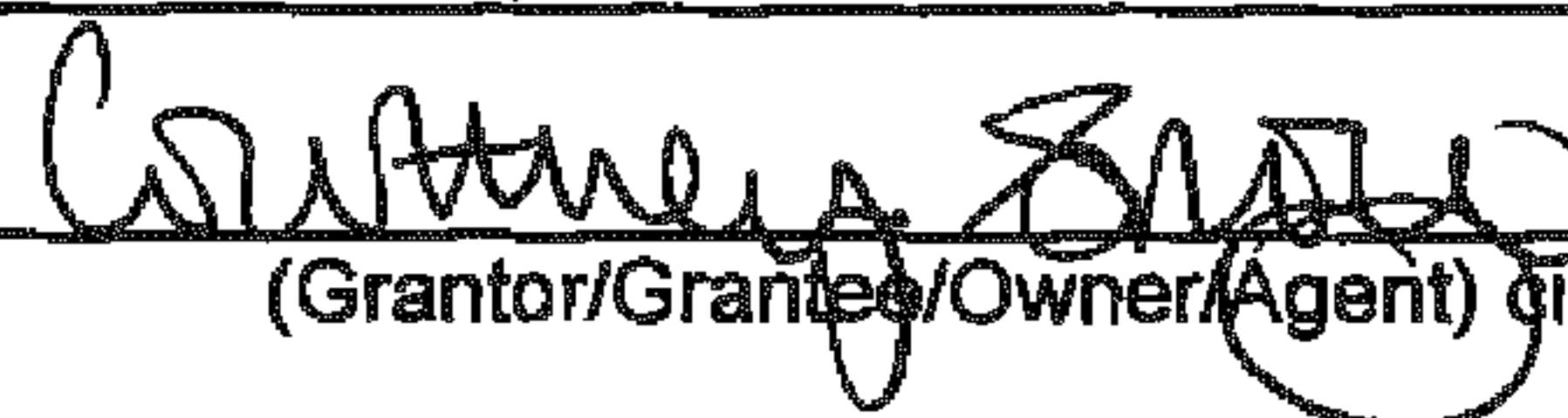
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 10/19/17Print Courtney SnowUnattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 10/20/2017 08:12:57 AM  
 \$156.00 CHERRY  
 20171020000381070

