

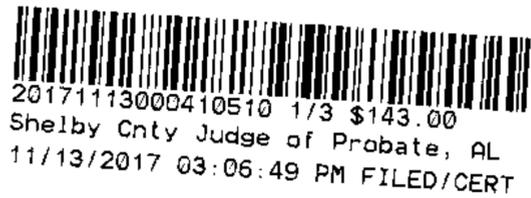
Total Value: 244,000

1/2 Tax Value 122.00
15.00
6.00
\$143.00

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED HEREIN AND IN ANY PREVIOUSLY FILED DEEDS

This instrument was prepared by:
R. F. (Ben) Stewart, III
Dempsey, Steed, Stewart, Ritchey & Gachè LLP
1800 Providence Park, Suite 250
Birmingham, Alabama 35226
(205) 803-6724

Send Tax Notice To:
Mary Anne Flynn
209 Newgate Circle
Alabaster, Alabama 35007



Shelby County, AL 11/13/2017
State of Alabama
Deed Tax: \$122.00

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

RONALD G. FLYNN and MARY ANNE FLYNN,

(herein referred to as Grantor), remises, releases, quitclaims, grants, sells and conveys to

MARY ANNE FLYNN,

(herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12, Block 3, according to the survey of Norwick Forest, First Sector, as recorded in Map Book 11 Page 63 A & B in the Probate Office of Shelby County; being situated in Shelby County, Alabama.

Property address: 209 Newgate Circle, Alabaster, Alabama 35007.

Subject to the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD to the said grantee, her successors and assigns forever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 8th day of November 2017.

RONALD G. FLYNN, Grantor

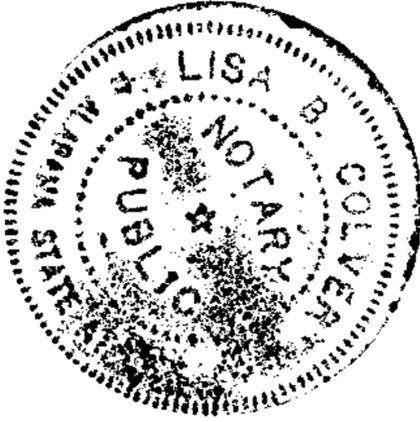
MARY ANNE FLYNN, Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT:

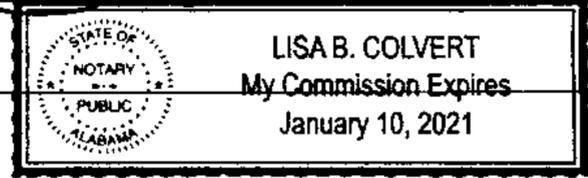
I, Lisa B. Colvert, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **RONALD G. FLYNN and MARY ANNE FLYNN**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 8th day of November, 2017



Lisa B. Colvert
Notary Public

My Commission Expires:



20171113000410510 2/3 \$143.00
Shelby Cnty Judge of Probate, AL
11/13/2017 03:06:49 PM 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 Ronald G. Flynn & Mary Anne Flynn
Mailing Address 209 Newgate Circle
Alabaster, Alabama 35007

Grantee's Name Mary Anne Flynn
Mailing Address 209 Newgate Circle
Alabaster, Alabama 35007

Property Address 209 Newgate Circle
Alabaster, Alabama 35007

Date of Sale 11/08/17
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 244,000.00

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 Shelby County Tax Assessor

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 11/08/17

Print BEN STEWART

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

