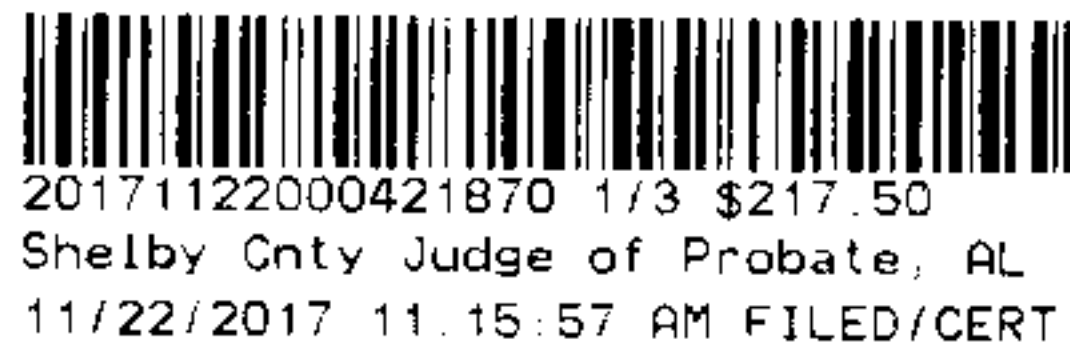


This Instrument Prepared by:
Lynn Campisi
Lynn Campisi, P. C.
3008 Pump House Road
Birmingham, Alabama 35243



Send Tax Notice To:
~~For~~ J. H. Buchanan
747 Narrows Point Circle
Birmingham, AL 35242

LIMITED WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTORS, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **J. H. Buchanan and Florene Buchanan (a/k/a J. H. Buchanan and Florene Buchanan)**, husband and wife (herein referred to as grantor), do grant, bargain, sell and convey unto **J. H. Buchanan** herein referred to as grantee), the following described real estate, situated in Shelby County Alabama, to-wit:

Lot 67, according to the Final Record Plat of Narrows Point, as recorded in Map Book 26, Page 81 A7 B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the year 2017 and subsequent years,
2. Restrictions and easements of record

NO TITLE OPINION GIVEN.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

Florene Buchanan retains a life estate in the herein described property for the duration of her lifetime

TO HAVE AND TO HOLD to J. H. Buchanan, his heirs and assigns forever.

Shelby County, AL 11/22/2017
State of Alabama
Deed Tax: \$195.50

IN WITNESS WHEREOF, J. H. Buchannan and Florene Buchannan (a/k/a J. H. Buchanan and Florene Buchanan have hereunto set their hands and seals, this 9th day of May, 2017.

J. H. Buchannan (SEAL)
J. H. Buchanan

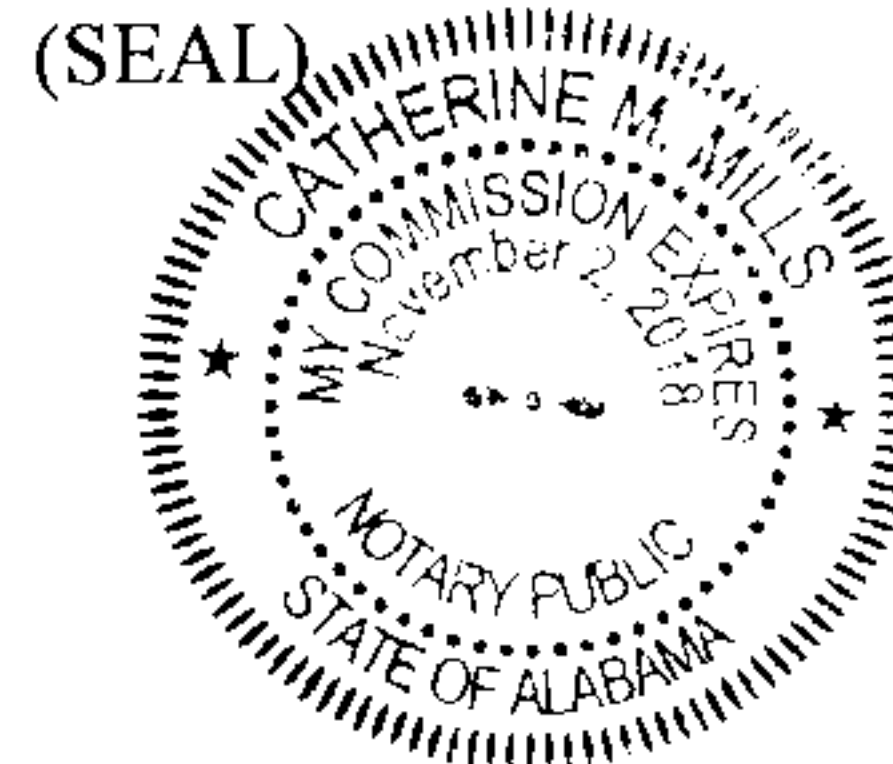
Florene Buchannan (SEAL)
Florene Buchanan


THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **J. H. Buchannan and Florene Buchannan (a/k/a J. H. Buchanan and Florene Buchanan**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 9th day of May, 2017

Catherine M. Mills
Notary Public
My Commission Expires: 11/2/18




20171122000421870 2/3 \$217.50
Shelby Cnty Judge of Probate, AL
11/22/2017 11:15:57 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 J. H. Buchanan
Mailing Address Florence Buchanan
747 Narrows Point Circle
Birmingham AL 35242

Grantee's Name J. H. Buchanan
Mailing Address 747 Narrows Point Circle
Birmingham AL 35242

Property Address 747 Narrows Point Circle
Birmingham AL
35242

Date of Sale 5-9-17

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 195,500⁰⁰



20171122000421870 3/3 \$217.50
Shelby Cnty Judge of Probate, AL
11/22/2017 11:15:57 AM FILED/CERT

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 Tax Assessor 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 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 5-9-17

Print

Kim McConnell

Sign

[Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1