

20171211000440460  
12/11/2017 10:41:03 AM  
DEEDS 1/2

This instrument prepared by:  
Michael Galloway, Attorney  
931 Sharitt Avenue, Suite 113  
Gardendale, AL 35071

SEND TAX NOTICE TO:  
Michael Heath Brown  
5109 Shamrock Dr  
Helena, AL 35080

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Sixty-Six Thousand Five Hundred And No/100 Dollars (\$166,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Tara May Bacon and Jeffery M. Bacon, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Michael Heath Brown (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 32, according to the Survey of Shannon Glen Subdivision as recorded in Map Book 7, Page 94, in the Probate Office of Shelby County, Alabama.

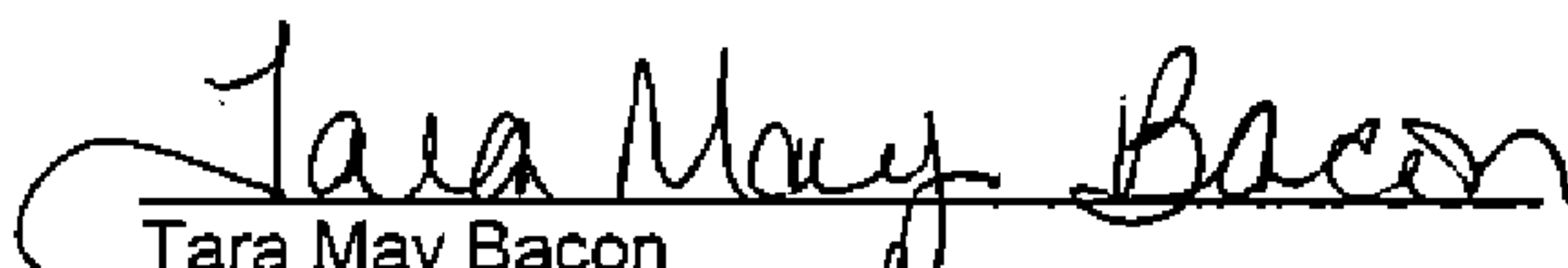

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Tara M. Bacon is one and the same as Tara L. May, who acquired title under Instrument #20040811000450280, recorded 08/11/04, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to a third party mortgage in the amount of \$133,200.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on December 7, 2017.

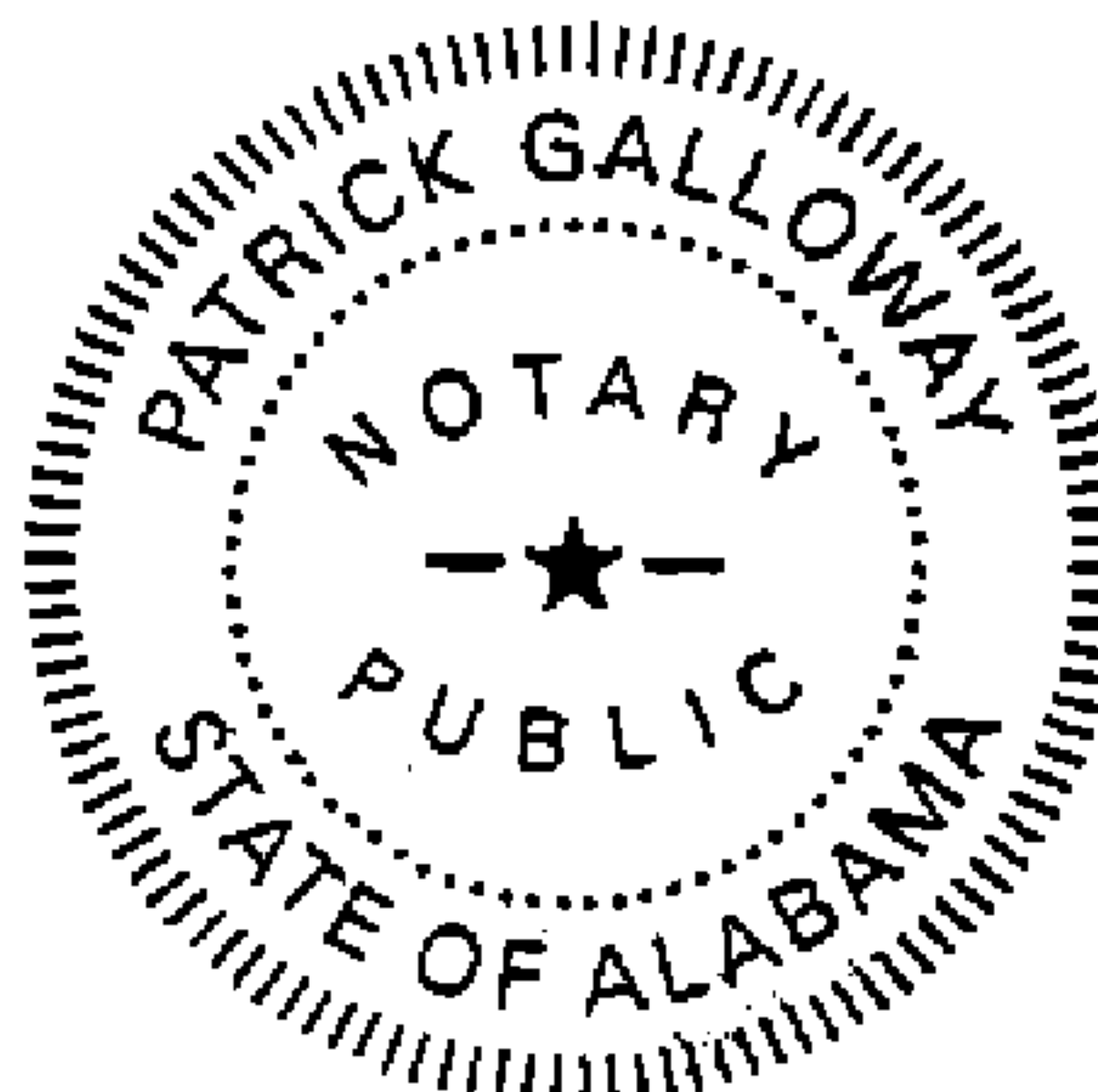
  
Tara May Bacon  
  
Jeffery M. Bacon

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Tara May Bacon and Jeffery M. Bacon whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 7th day of December, 2017 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 on 12/07/2017

  
Notary Public  
My commission expires:



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

Grantor's Name Tara May Bacon and Jeffery M. Bacon

Grantee's Name Michael Heath Brown

Mailing Address 5109 Shamrock Dr  
Helena, AL 35080

Mailing Address 1433 Secretariat Dr  
Helena, AL 35080

Property Address 5109 Shamrock Dr  
Helena, AL 35080

Date of Sale December 7, 2017  
Total Purchase Price \$166,500.00

or  
Actual Value \$

or  
Assessor's Market Value \$

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

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ 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 - Tara May Bacon and Jeffery M. Bacon, 5109 Shamrock Dr, Helena, AL 35080.

Grantee's name and mailing address - Michael Heath Brown, 1433 Secretariat Dr, Helena, AL 35080.

Property address - 5109 Shamrock Dr, Helena, AL 35080

Date of Sale - December 7, 2017.

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.

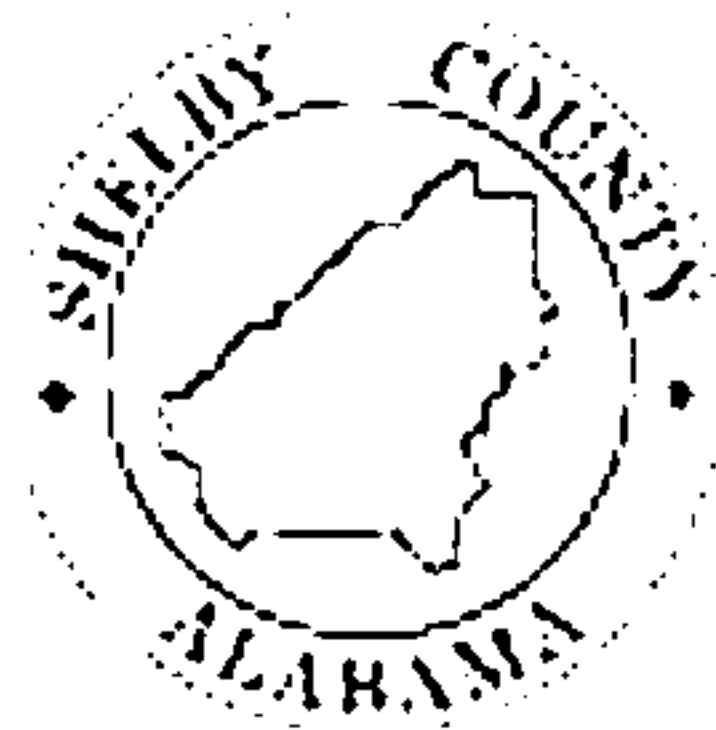
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes with be used and the taxpayer will be 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: December 7, 2017

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/11/2017 10:41:03 AM  
\$51.50 DEBBIE  
20171211000440460