

20171219000452440

12/19/2017 03:53:06 PM

DEEDS 1/2

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Christopher M. Duensing  
286 Nottingham Drive  
Calera, Alabama 35040

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**James O'Brien, and his wife Regina O'Brien and Myra Spigner, an unmarried woman**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Christopher M. Duensing**

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

**Lot 61, according to the Final Plat of Nottingham, Phase 2, as recorded in Map Book 31, Page 62, in the Probate Office of Shelby County, Alabama**

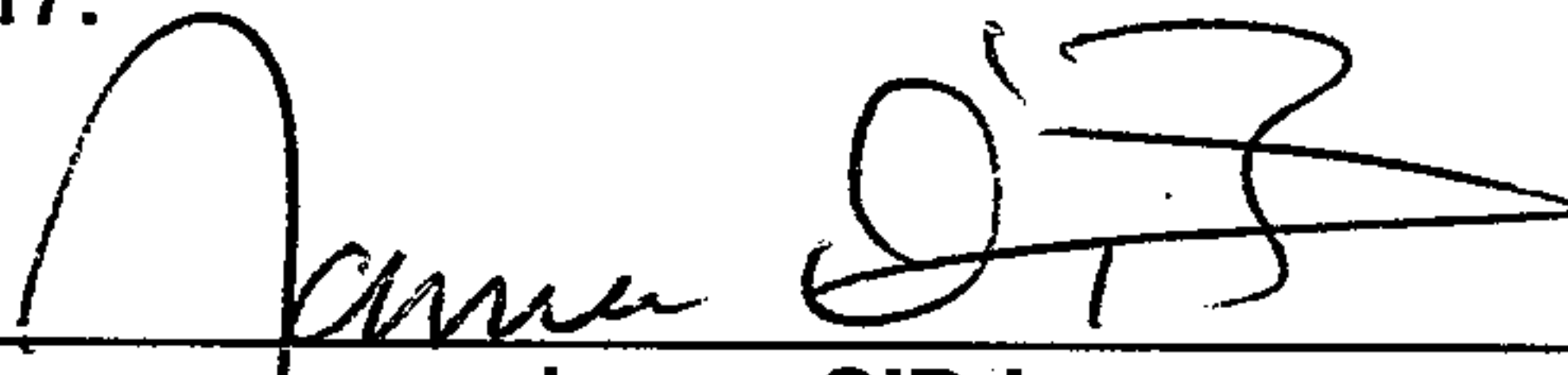
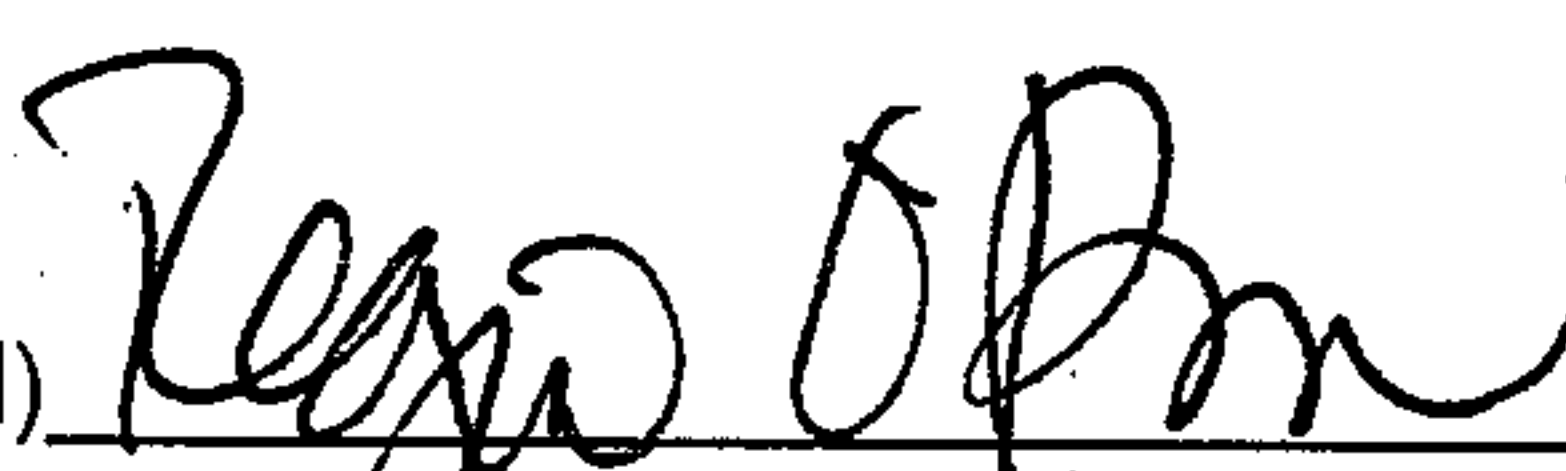
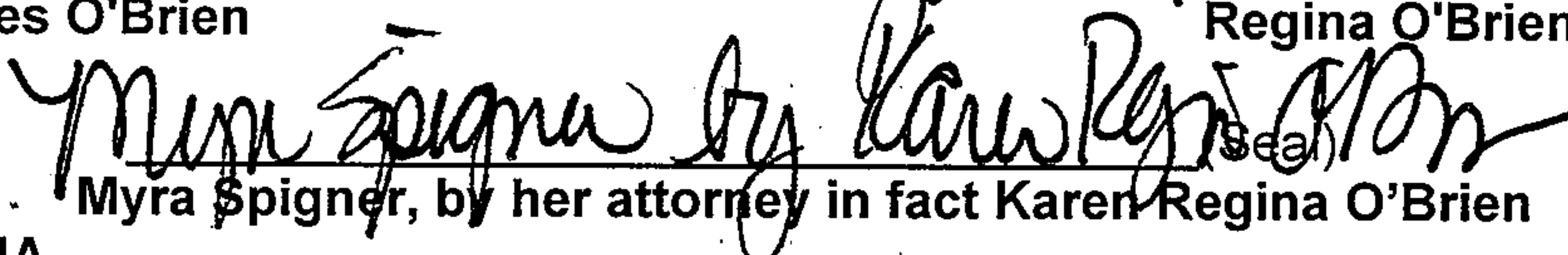
By executing this warranty deed as attorney in fact for Myra Spigner, Karen Regina O'Brien affirms that Myra Spigner is still alive and has not revoked or modified the authority granted to her in the power of attorney recorded herewith.

- Subject to: (1) 2018 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantors; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **his** heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, **his** heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, **his** heirs and assigns forever, against the lawful claims of all persons.

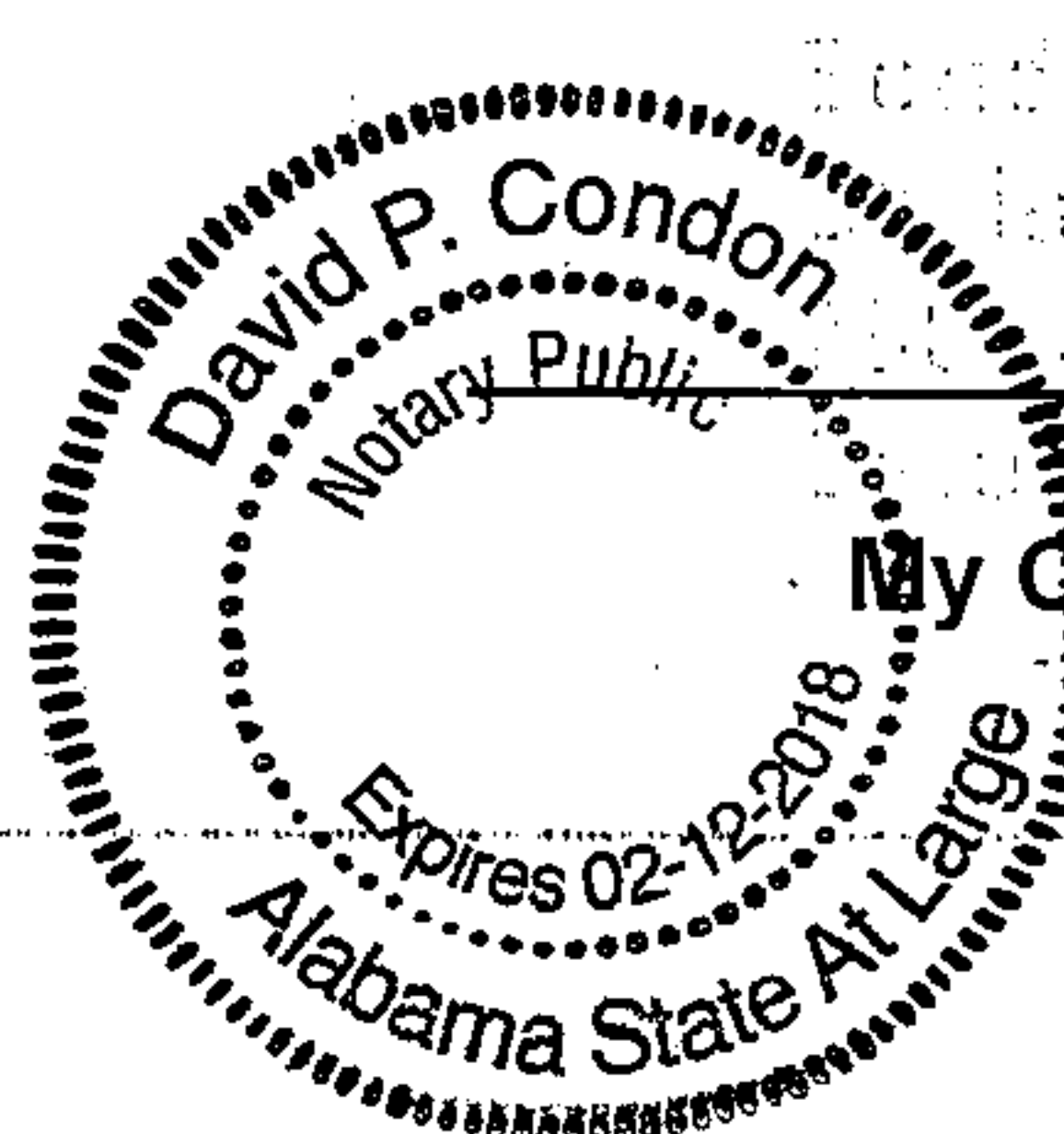
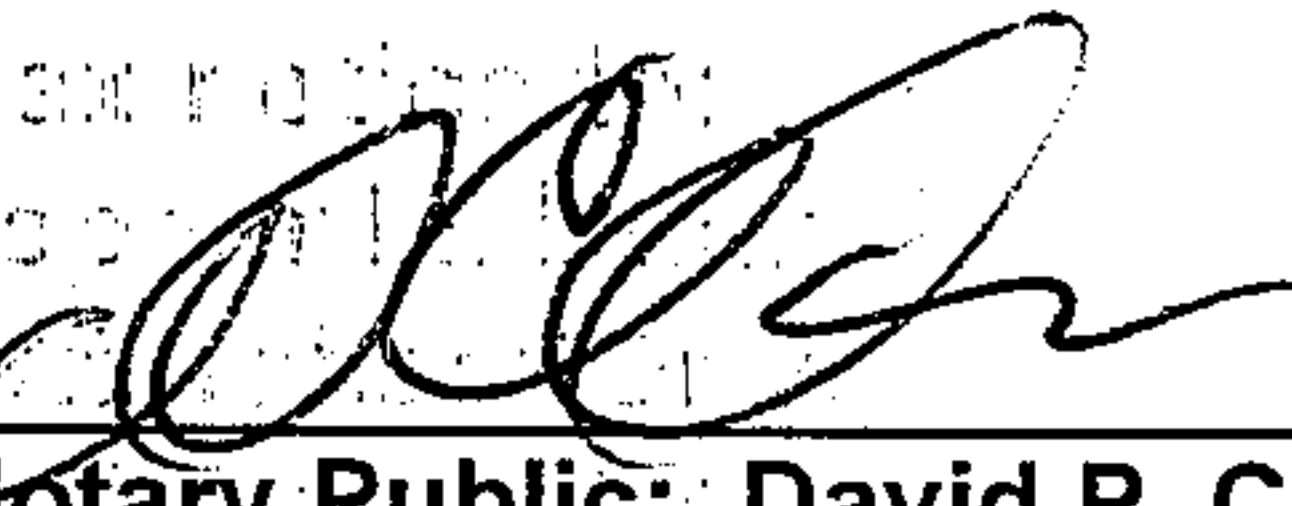
IN WITNESS WHEREOF, we have set our hands and seals, this **11th day of December, 2017.**

 (Seal)  (Seal)  
 \_\_\_\_\_  
 James O'Brien Regina O'Brien  
 (Seal)  
 \_\_\_\_\_  
 Myra Spigner, by her attorney in fact Karen Regina O'Brien

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **James O'Brien and Regina O'Brien and Karen Regina O'Brien as attorney in fact for Myra Spigner**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance James O'Brien and Regina O'Brien and Karen Regina O'Brien, as attorney in fact for Myra Spigner, , executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **11th day of December, 2017.**


  
 \_\_\_\_\_  
 Notary Public: David P. Condon  
 My Commission Expires: 02/12/2018

20171219000452440 12/19/2017 03:53:06 PM DEEDS 2/2  
REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: James O'Brien  
Grantor Name: Regina O'Brien  
Mailing Address: 286 Nottingham Drive  
\$160,000.00  
Calera, Alabama, 35040

Date of Sale: December 11th, 2017

Total Purchase Price:

Or  
Actual Value: \$ \_\_\_\_\_

Property Address: 286 Nottingham Drive  
Calera, Alabama, 35040

Or  
Assessor's Market Value: \$ \_\_\_\_\_

Grantee Name: Christopher M. Duensing  
Mailing Address: \_\_\_\_\_

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 – 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 Section 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 Section 40-22-1 (h).

Date: December 11th, 2017 Print: \_\_\_\_\_

*David Gordon*  
*will*

Unattested \_\_\_\_\_  
(verified by)

Sign: \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/19/2017 03:53:06 PM  
\$178.00 CHERRY  
20171219000452440

*J. W. Fuhrmeister*