

SEND TAX NOTICE TO:
Stephen P. Graben
1064 Inverness Cove Way
Birmingham, Alabama 35242

This instrument was prepared by
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20180508000157270
05/08/2018 02:15:07 PM
DEEDS 1/3

WARRANTY DEED

STATE OF Alabama

~~Jefferson~~ COUNTY

Shelby
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Nine Thousand Five Hundred dollars & no cents (\$209,500.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Marco McKenzie, a married man** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Stephen P. Graben** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Jefferson County, Alabama**, to-wit:

LOT 14 B, ACCORDING TO THE SURVEY OF FINAL PLAT OF THE RESIDENTIAL SUBDIVISION INVERNESS COVE PHASE I - RESURVEY #2, AS RECORDED IN MAP BOOK 36, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This property does not represent the homestead of the Grantor, nor his spouse.

\$ 167,600.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

1. All taxes for the year 2018 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to lien, for services, labor, or material heretofore, or hereafter furnished, imposed by law, and not shown by the public records.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
7. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 36, Page 44.
8. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book #20051006000521560; amended in Instrument #20060130000047870, in the Probate Office of Shelby County, Alabama.
9. 8;5' utility easement on rear of said lot as shown on recorded plat/map.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all

WARRANTY DEED

encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this May 3, 2018 .

Marco McKenzie (Seal)
Marco McKenzie

~~STATE OF ALABAMA~~
Texas
TRAVIS
~~JEFFERSON COUNTY~~

General Acknowledgement

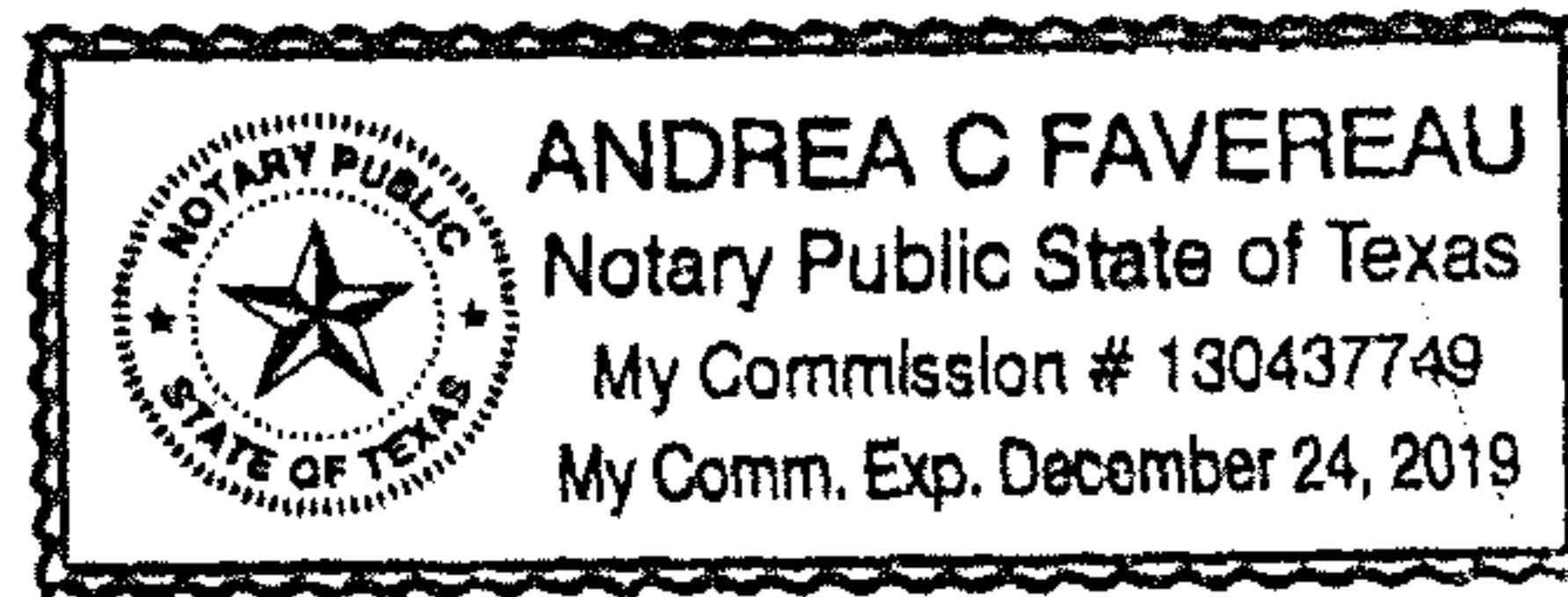
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marco McKenzie , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of May, 2018

[Signature]
Notary Public.

(Seal)

My Commission Expires: 12-24-19





Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/08/2018 02:15:07 PM
\$63.00 CHERRY
20180508000157270

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Marco McKenzie

Grantee's Name Stephen P. Graben

Mailing Address 8770 Glenberry Drive
Alpharetta, Georgia 30022

Mailing Address 1064 Inverness Cove Way
Birmingham, Alabama 35242

Property Address 1064 Inverness Cove Way
Hoover, Alabama 35242

Date of Sale 05/04/2018

Total Purchase Price \$209,500.00

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

X Sales Contract

_____ Closing Statement

_____ Appraisal

_____ Other _____

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 of 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 5/3/18

Print Marco McKenzie

_____ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one