

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Mary Reed
3063 Eagle Ridge Lane
Birmingham, AL 35242

20180820000297110
08/20/2018 02:13:30 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$302,500.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Amy Throckmorton, an unmarried woman (the "Grantor", whether one or more), whose mailing address is 5067 Applecross Rd Bham 35242, do hereby grant, bargain, sell, and convey unto Mary Reed (the "Grantee", whether one or more), whose mailing address is 3063 Eagle Ridge Lane, Birmingham, AL 35242, the following-described real estate situated in Shelby County, Alabama, the address of which is 3063 Eagle Ridge Lane, Birmingham, AL 35242; to-wit:

Lot 14, according to the Survey of The Hills at Brookhighland, as recorded in Map Book 37, page 105, in the Probate Office of Shelby County, Alabama.

- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

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

Note: \$202,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Amy Throckmorton, an unmarried woman, has/have hereunto set his/her/their hand(s) and seal(s) this 17th day of August, 2018.

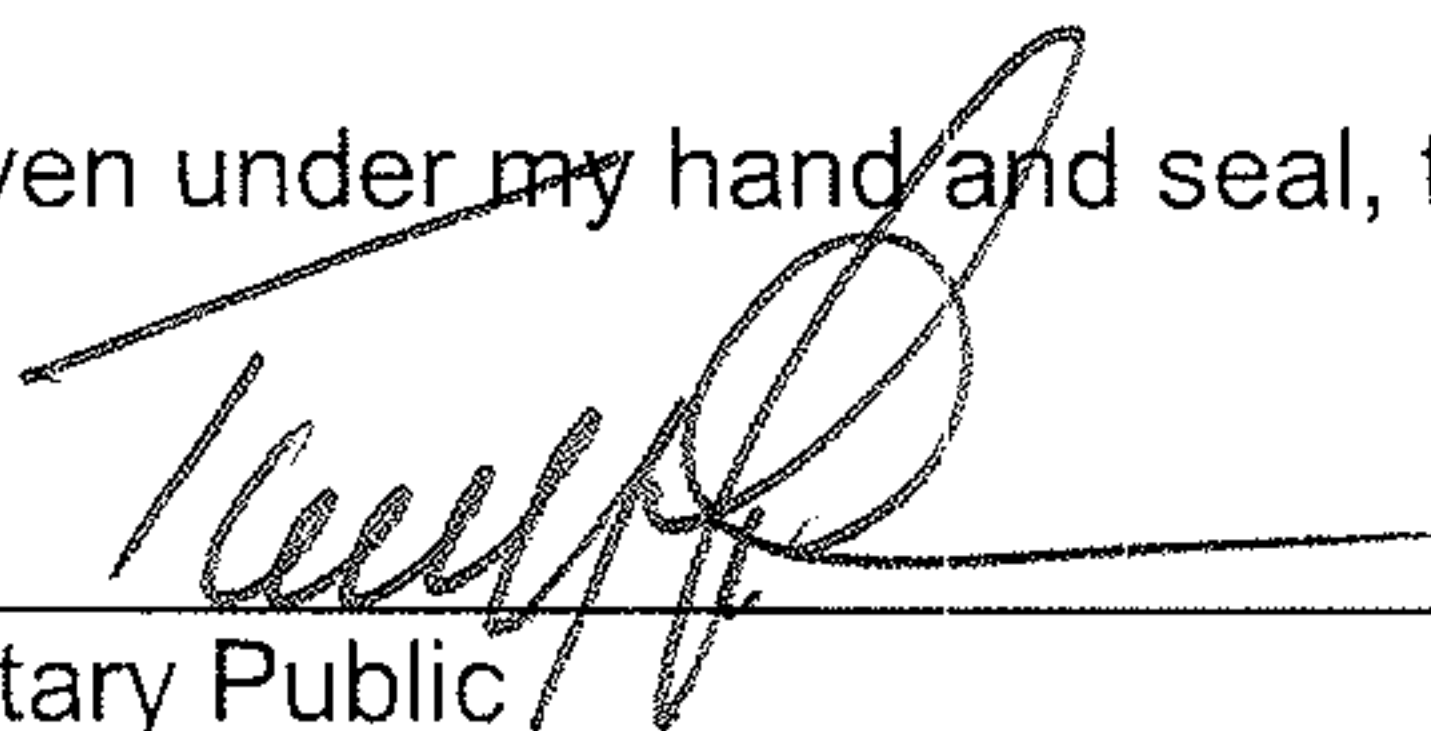

Amy Throckmorton

State of Alabama

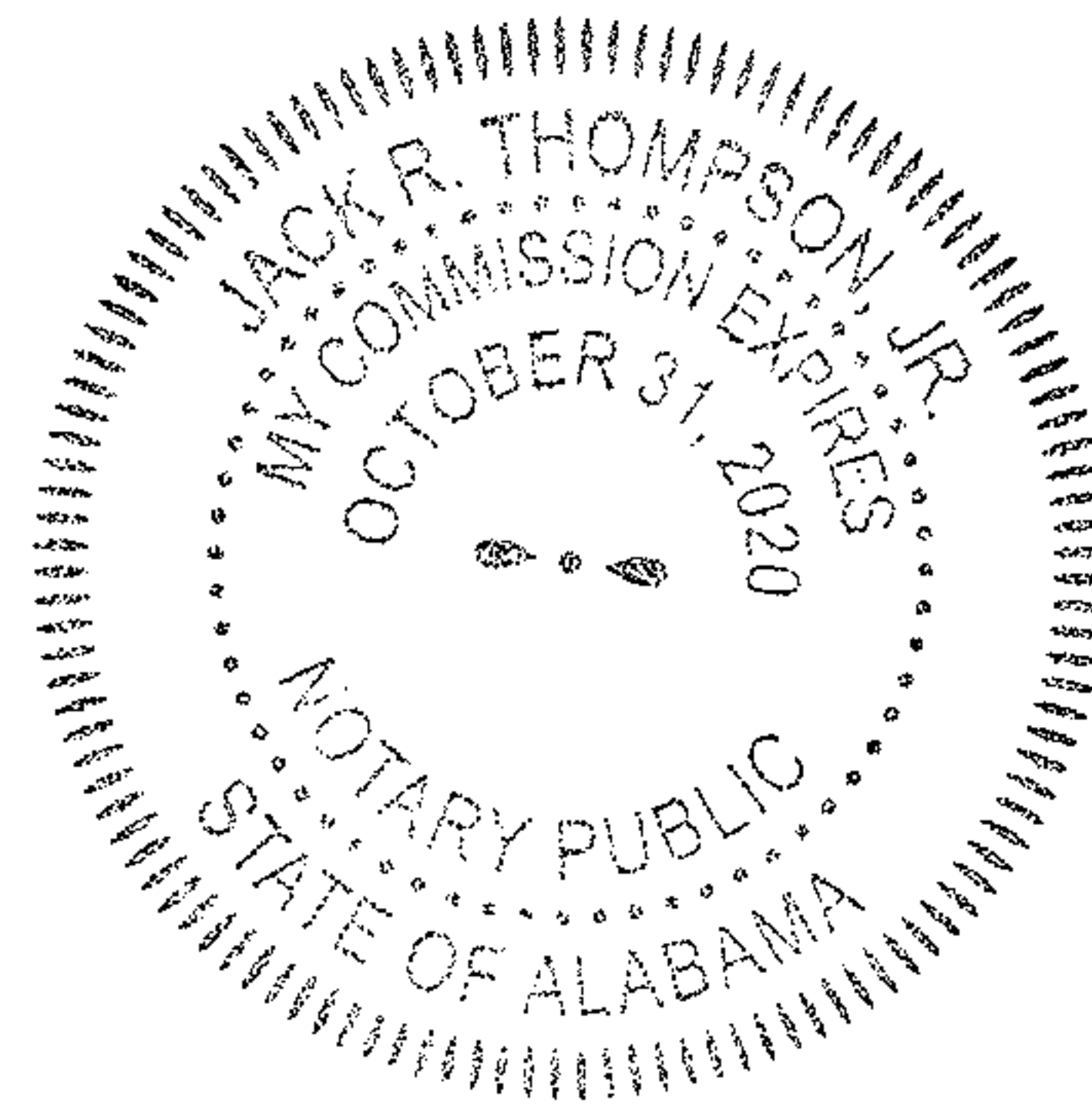
County of Shelby

I, the undersigned, a notary for said County and in said State, hereby certify that Amy Throckmorton, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 17th of August, 2018.


Notary Public

Commission Expires: 10/31/2020



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Amy Throckmorton, an unmarried woman

Grantee's Name: Mary Reed

Mailing Address: 5067 Applecross Rd
Bham AL 35242

Mailing Address: 3063 Eagle Ridge Lane,
Birmingham, AL 35242

Property Address: 3063 Eagle Ridge Lane
Birmingham, AL 35242

Date of Sale	August 17, 2018
Total Purchase Price	\$302,500.00
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	☐
☐ Closing Statement	☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

20180820000297110 08/20/2018 02:13:30 PM DEEDS 3/3

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: August 17, 2018

Print: Amy Throckmorton

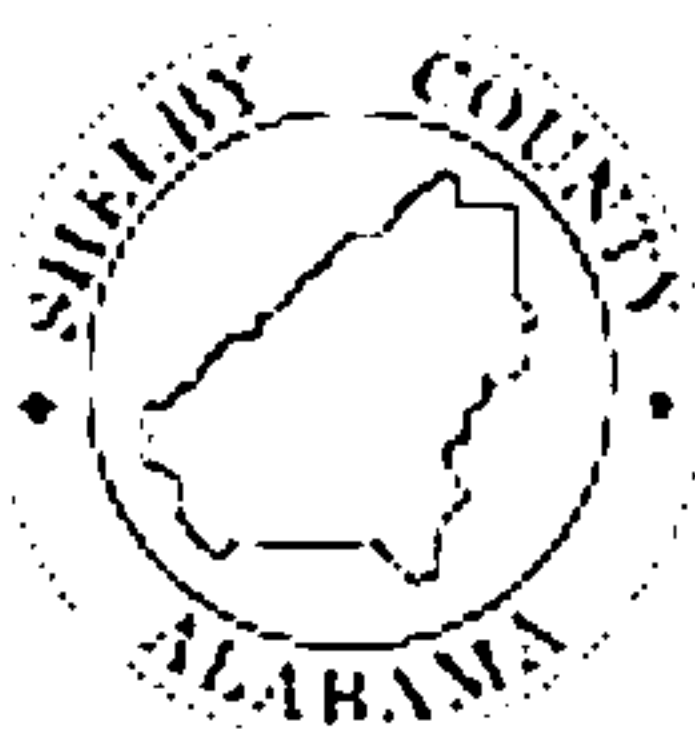
(verified by)

Sign: Amy Throckmorton
(Grantor/Grantee/Owner/Agent) Circle One

Form RT-1

RESales Validation Form

J18-5560



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/20/2018 02:13:30 PM
\$121.00 CHERRY
20180820000297110

[Signature]