This instrument was prepared by:	Send Tax Notice To:	
Clayton T. Sweeney, Attorney	Jamison Taylor	
2700 Highway 280 East, Suite 160	1012 Cole Circle	
Birmingham, AL 35223	Birmingham, AL 35242	
STATE OF ALABAMA)	CENEDAL WADDANTV DEED	
COUNTY OF SHELBY)	GENERAL WARRANTY DEED	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Ninety Five Thousand and 00/100 (\$395,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Robert Sanford and wife, Robbin Sanford** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Jamison Taylor**, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 520, according to the Survey of Eagle Point 5th Sector, as recorded in Map Book 18, Page 138, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2019 and subsequent years not yet due and payable until October 1, 2019.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$355,000.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, and to her heirs and assigns, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

20181101000387330 1/3 \$61.00 Shelby Cnty Judge of Probate, AL 11/01/2018 12:56:12 PM FILED/CERT

IN WITNESS WHEREOF, said GRANTORS of, 2018. Witness	S have hereunto set their hand and seal this the day Robert Sanford
Witness Witness	Robbin Sanford
STATE OF TONNESSEE COUNTY OF WHITHAMSOM	20181101000387330 2/3 \$61.00 Shelby Cnty Judge of Probate, AL 11/01/2018 12:56:12 PM FILED/CERT
Sanford, a married man, whose name is	nd for said County and State, hereby certify that Robert signed to the foregoing conveyance and who is known his day that, being informed of the contents of the tarily on the day the same bears date.
IN WITNESS WHEREOF, I have hereing the second of the secon	unto set my hand and seal this the day of
NOTARY PUBLIC My Commission Expires: My Commission E March 30, 202	Expires 21 STATEBUSP affix seal) NOTARY PUBLIC OF THE STATES AND THE SEARCE AN
STATE OF PMOSSUL) COUNTY OF WILLIAMS (M)	VVILLIAN
I, the undersigned, a Notary Public, in an Sanford, a married woman, whose nan	nd for said County and State, hereby certify that Robbin ne is signed to the foregoing conveyance and who is on this day that, being informed of the contents of the ntarily on the day the same bears date.
IN WITNESS WHEREOF, I have here	unto set my hand and seal this the 10 day of
	DOLLY

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

Grantor's Name	Robert Sanford and	Grantee's Name	Jamison Taylor
	Robbin Sanford 1012 Cole Circle		1012 Cole Circle
Mailing Address	Birmingham AC 55243	Mailing Address	Birmingham, AL 35242
Property Address	1012 Cole Circle Birmingham, AL 35242	Date of Sa	October 29, 2018
		Tatal Durahaa Dria	395,000.00
, ·		Total Purchase Pric	,e <u>Φ</u>
		Actual Valu	e \$
		or .	
		Assessor's Market Valu	le \$
(check one) (Record ☐ Bill of Sale ☐ Sales Contract ☑ Closing Statement		Appraisal Other Deed	20181101000387330 3/3 \$61.00 Shelby Cnty Judge of Probate, AL 11/01/2018 12:56:12 PM FILED/CERT
If the conveyance dod is not required.	cument presented for recordation contains all	of the required information	referenced above, the filing of this form
		ctions	ing interact to property and their current
Grantor's name and mailing address.	mailing address - provide the name of the	person or persons convey	ying interest to property and then current
Grantee's name and	mailing address - provide the name of the pers	son or persons to whom in	terest to property is being conveyed.
Property address - the property was conveyed	ne physical address of the property being cored.	veyed, if available. Date	of Sale - the date on which interest to the
Total purchase price offered for record.	- the total amount paid for the purchase of the	property, both real and p	ersonal, being conveyed by the instrument
Actual value - if the postered for record. The	roperty is not being sold, the true value of the is may be evidenced by an appraisal conducte	e property, both real and perent and perent by a licensed appraiser	ersonal, being conveyed by the instrument or the assessor's current market value.
the property as deter	d and the value must be determined, the curr mined by the local official charged with the re- be penalized pursuant to <u>Code of Alabama 19</u>	sponsibility of valuing prop	t value, excluding current use valuation, of erty for property tax purposes will be used
I attest, to the best of that any false statem (h).	my knowledge and belief that the information ents claimed on this form may result in the im	contained in this documer position of the penalty ind	nt is true and accurate. I further understand icated in Code of Alabama 1975 § 40-22-1
Date	· · · · · · · · · · · · · · · · · · ·	Print_Robert Sanford and	Røbbin Sanford
Unattested		Sign By: A LOCAL	AUM SMAN
	(verified by)	(Grantor/Grante	e/Owner/Agent) circle one

Shelby County, AL 11/01/2018 State of Alabama Deed Tax: \$40.00