

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

GRANTEE'S ADDRESS:

Tim Pughsley

2024 Lake Heather Drive
Birmingham, AL 35242

20190205000038690

02/05/2019 03:33:08 PM

DEEDS 1/3

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SEVEN HUNDRED SEVENTY FIVE THOUSAND and NO/100 (\$775,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Wayne Graves, a married man** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Tim Pughsley** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 2-A, according to a Resurvey of Lots 2 and 3, Greystone, 6th Sector, Phase I, as recorded in Map Book 37, Page 141, in the Probate Office of Shelby County, Alabama.

And also recorded as:

Lot 2B, according to a Resurvey of Lot 2A, Resurvey of Lots 2 and 3, Greystone, 6th Sector, Phase I, as recorded in Map Book 40, Page 72, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

The subject property is the same property as previous deeded in deeds recorded in Instrument No. 20100412000111120; 2007090000322560; and Instrument No. 200612210000620850.

Wayne Graves and Jerry Wayne Graves is one and the same person.

The property conveyed is not the homestead of the grantor nor of his spouse.

Property also known as 5394 Greystone Way, Birmingham, Alabama 35242.

\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 herein above 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 GRANTOR will,

and GRANTOR'S 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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 1st day of February, 2019.

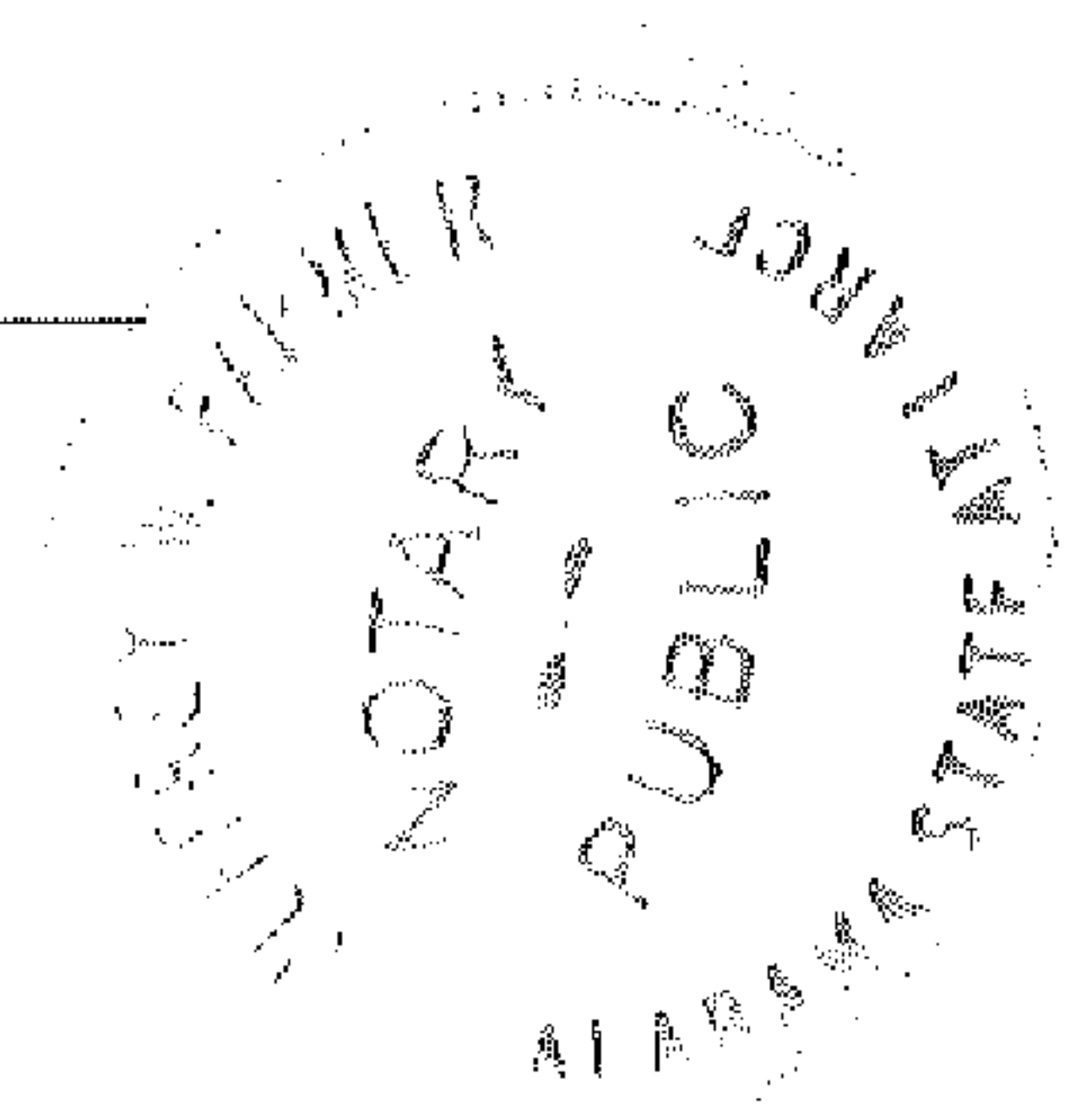
Wayne Graves
Wayne Graves

(State of ALABAMA)
:
(County of Jefferson)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Wayne Graves** is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he executed the same voluntarily on the same that bears date.

Given under my hand and seal this the 1st day of February, 2019.

Jeff W. Parmer
NOTARY PUBLIC -
Jeff W. Parmer
My Commission Expires: 09/13/2020



Real Estate Sales Validation Form

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

Grantor's Name Wayne Graves
 Mailing Address 4862 Southlake Parkway
Birmingham, AL 35244

Grantee's Name Tim Pughsley
 Mailing Address 2024 Lake Heather Drive
Birmingham, AL 35242

Property Address 5394 Greystone Way
Birmingham, AL 35242

Date of Sale 02/01/2019
 Total Purchase Price \$ 775000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/05/2019 03:33:08 PM
 \$796.00 CHERRY
 20190205000038690

W. Graves

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 - 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 2/4/19

Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one