

SEND TAX NOTICE TO:
Loren Brown Ashley and Dave Ashley
4512 Magnolia Drive
Birmingham, Alabama 35242

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

20190410000118040
04/10/2019 04:20:43 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Fifteen Thousand dollars & no cents (\$315,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Harold J. Thomasson and Carol W. Thomasson, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Loren Brown Ashley and Dave Ashley** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 51, according to the Survey of Magnolia's at Brook Highland, an Eddleman Community, as recorded in Map Book 13, Page 102, in the Probate Office of SHELBY County, ALABAMA.

\$305,550.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for the Magnolias at Brook Highland, as set out in Instrument recorded in Book 263, Page 551 in the Probate office of Shelby County, Alabama; along with articles of Incorporation of The Magnolias at Brook Highland Homeowner's Association, Inc. as recorded in Book 263, Page 578 and By-Laws of the Magnolias at Brook Highland Homeowners' Association Inc. as recorded in Book 263, Page 586 in the Probate Office of Shelby County, Alabama.

Declaration of Protective Covenants for the "Watershed Property" which provides, among other things, for an Association to be formed to assess and maintain the Watershed Maintenance Areas, ets. for the development; all of said covenants, restrictions and conditions being set out in instrument recorded in Real 194, Page 54 in said Probate Office.

Subdivision restrictions shown on recorded plat in Map Book 13, Page 102 A & B provide for construction of single family residences only.

Easement to the Water Works & Sewer Board of the City of Birmingham as shown by Instrument recorded in Real 253, Page 817 in Probate Office.


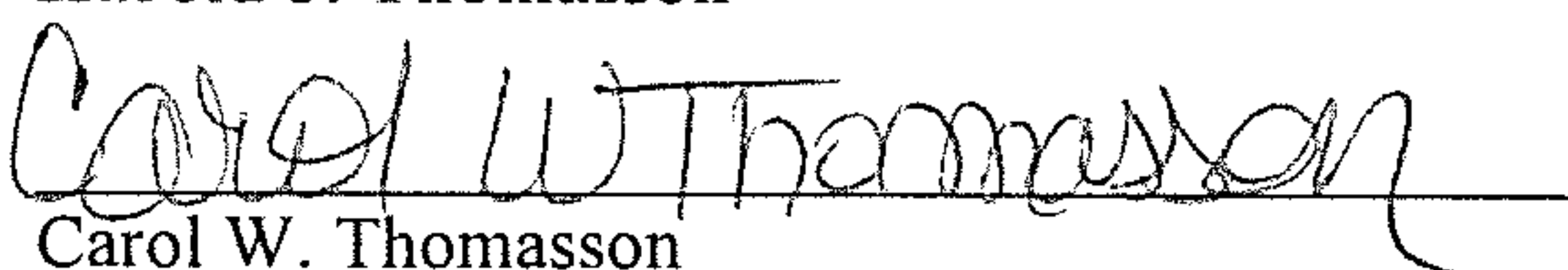
Drainage easement as set out in Real 125, Page 238 in the Probate Office.

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 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 April 9, 2019 .

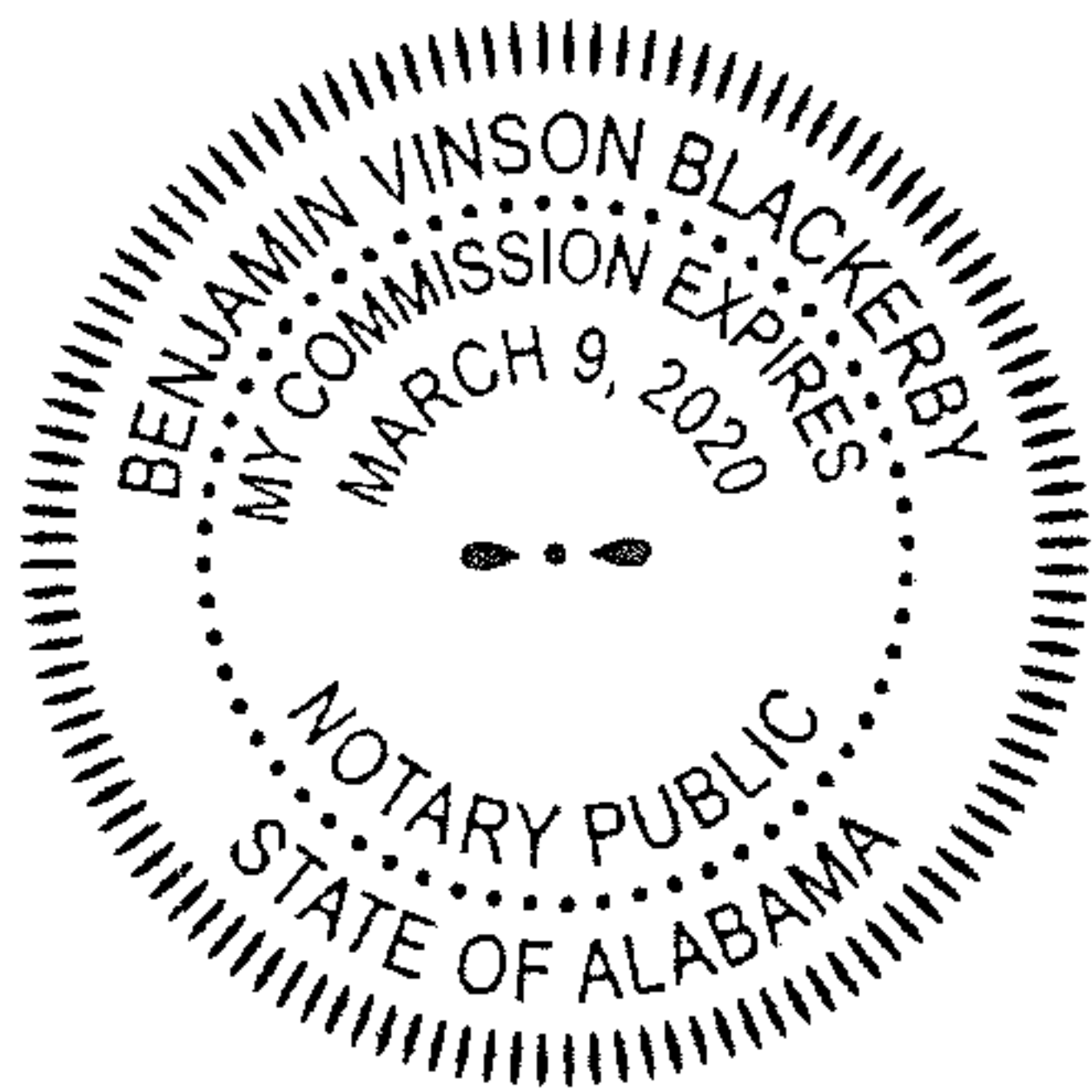
 (Seal)
Harold J. Thomasson
 (Seal)
Carol W. Thomasson

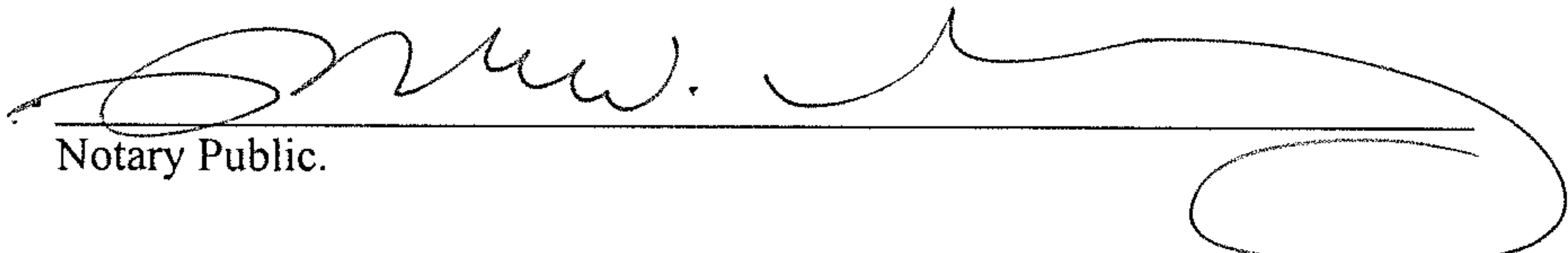
STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Harold J. Thomasson and Carol W. Thomasson, husband and wife** , 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 9th day of April, 2019




Notary Public.
(Seal)
My Commission Expires: 3-9-20

20190410000118040 04/10/2019 04:20:43 PM DEEDS 3/3
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 Harold J. Thomasson and Carol W. Thomasson

Grantee's Name Loren Brown Ashley and Dave Ashley

Mailing Address 2124 Brook Highland Ridge
Birmingham, Alabama 35242
Property Address 4512 Magnolia Drive
Birmingham, Alabama 35242

Mailing Address 4512 Magnolia Drive
Birmingham, Alabama 35242
Date of Sale 04/09/2019

Total Purchase Price \$315,000.00

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
☒ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 4/9/19

Print Loren Brown Ashley

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/10/2019 04:20:43 PM
\$30.50 CHERRY
20190410000118040

Allen S. Bayl