

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
David Andrew Creel
3217 Crossings Dr
Birmingham, Alabama 35242

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Thousand and 00/100 Dollars (\$300,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

**Andrew Oliver McGehee, as Personal Representative of the Estate of Emma John McGehee
(aka Emma John Cobb McGehee), Shelby County Probate Case No. 2017-000264**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

David Andrew Creel

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 210, according to the Map and Survey of Caldwell Crossings, 2nd Sector, Phase 5, as recorded in Map Book 32, Page 103 A&B, in the Probate Office of Shelby County, Alabama.

\$60,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2019 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **his** heirs and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, **his** heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, **his** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this

17 day of May, 2019.

Estate of Emma John McGehee

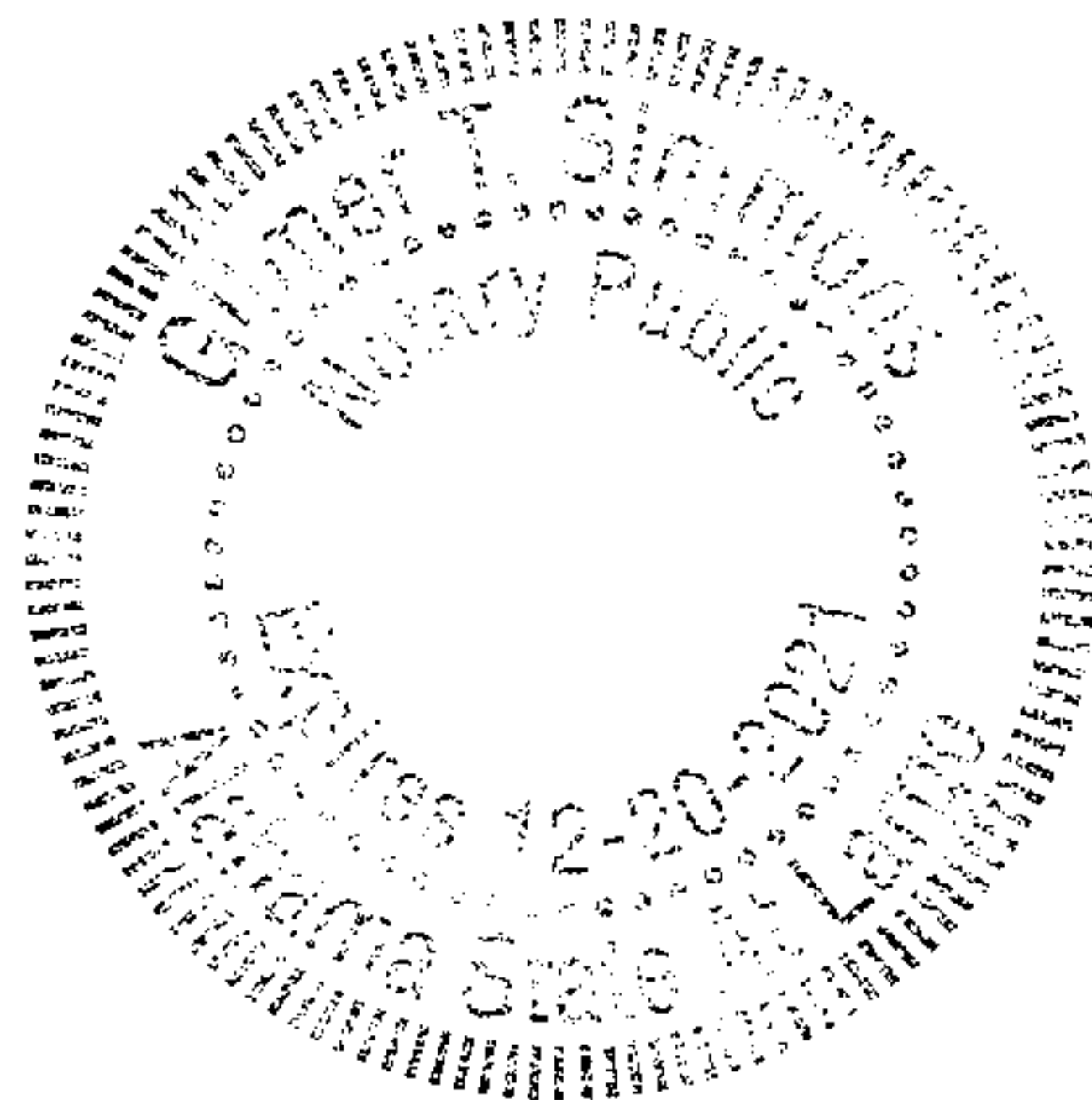
BY: Andrew Oliver McGehee (Seal)
Andrew Oliver McGehee
ITS: Personal Representative

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Andrew Oliver McGehee** as **Personal Representative** of the **Estate of Emma John McGehee**, whose name 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 conveyance and with full authority as such **Personal Representative**, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of May, 2019.



Gregory T. Simpson

Notary Public

My Commission Expires:

12/20/2021

REAL ESTATE SALES VALIDATION FORMThis Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **Estate of Emma John McGehee**Date of Sale: **May 21st, 2019**Mailing Address: **3217 Crossings Dr
Birmingham, Alabama, 35242**Total Purchase Price: **\$300,000.00**

Or

Property Address: **3217 Crossings Dr
Birmingham, Alabama, 35242**

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Grantee Name: **David Andrew Creel**Mailing Address: **3717 Wimbleton Drive
Mountain Brook, AL, 35223**

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 Section 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 Section 40-22-1 (h).Date: 5/21/19Print: Gilmer T. Simmons☐ Unattested
(verified by)Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/28/2019 01:41:06 PM
 \$322.00 CHARITY
 20190528000181430

Allen S. Bayl