

SEND TAX NOTICE TO:
Matthew Heath Hale
764 Heatherwood Drive
Birmingham, Alabama 35244

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

20190715000251460
07/15/2019 02:16:53 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Nineteen Thousand Nine Hundred dollars & no cents (\$319,900.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Charles L. Quinn, Jr. and Patricia H. Quinn, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Matthew Heath Hale** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 42-A of Resurvey of Lots 33, 34, 35, 36, 37, 38, 39, 40, 41, & 42 of Heatherwood, 1st Sector MB8/Pg27, said resurvey recorded in Map Book 9, Page 56, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS & EXCEPT: that parcel of said Lot 42-A now known as Lot 1 of Weaver's Subdivision, as recorded in Map Book 31, Page 1, in said Probate Office.

\$239,900.00 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.

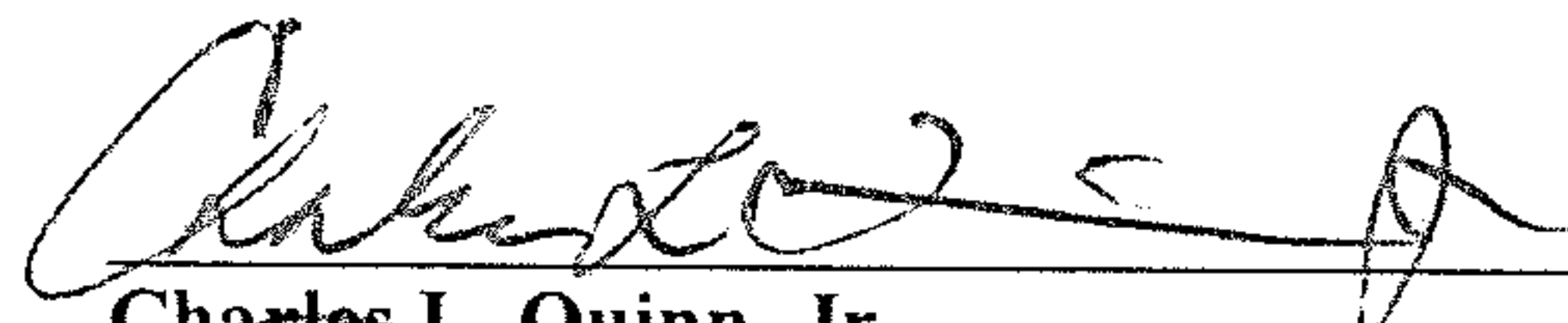
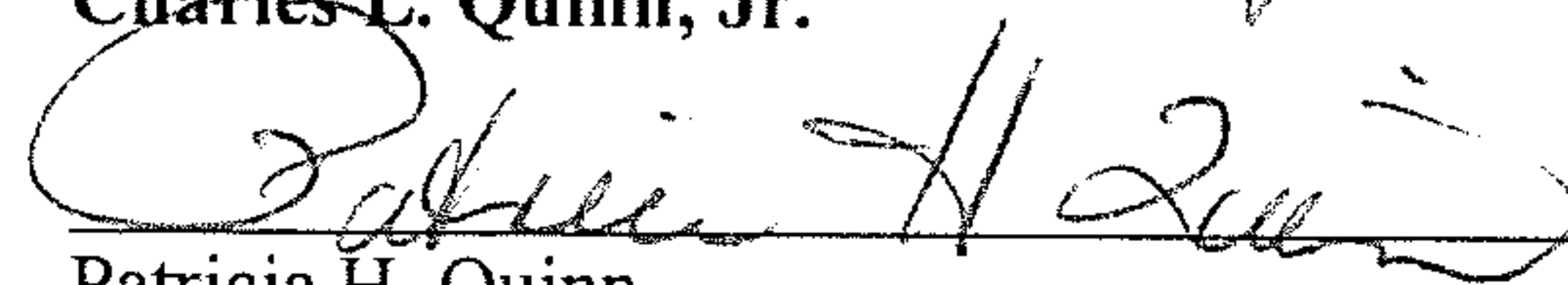
Restrictions appearing in Miscellaneous Record 37, Page 537, as recorded in the Office of the Judge of Probate of SHelby County, Alabama. These restrictions have been amended by instruments 20030411000221760, 20050104000002410, 20070111000016540, 20070403000151280, 20100204000035140, 20100615000189470, and 20180417000128750, all recorded in said Probate Office.

Right-of-way in favor of Alabama Power Company as recorded in Deed Record 318, Page 16, in said 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 July 12, 2019 .

 (Seal)
Charles L. Quinn, Jr.
 (Seal)
Patricia H. Quinn

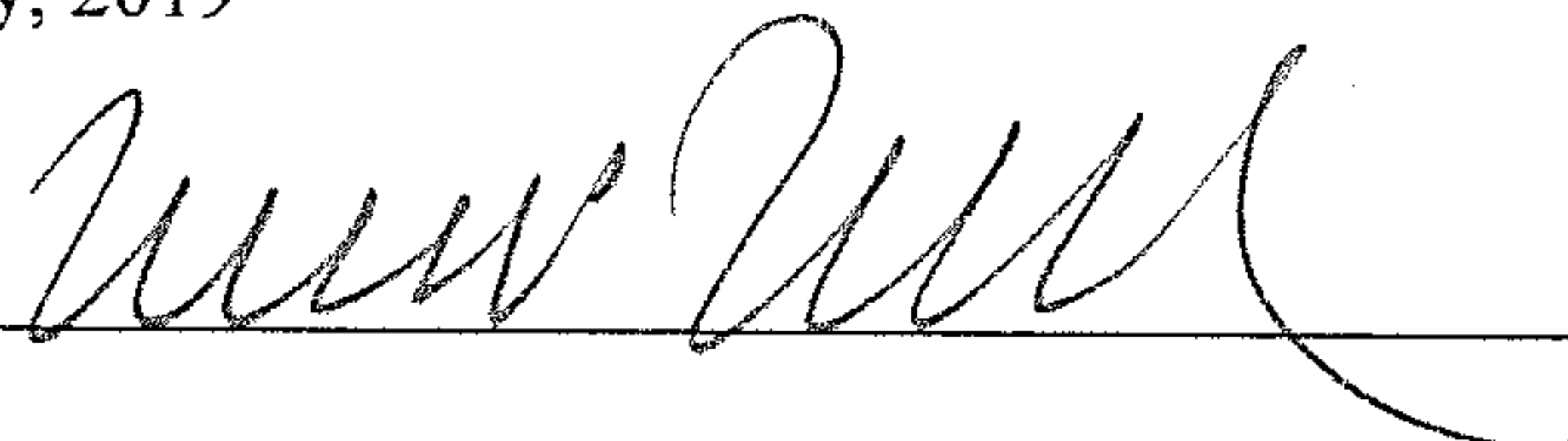
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles L. Quinn, Jr. and Patricia H. Quinn, 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 12th day of July, 2019



Notary Public.
(Seal)
My Commission Expires: 1/9/2021

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

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 Charles L. Quinn, Jr. and Patricia H. Quinn

Grantee's Name Matthew Heath Hale

Mailing Address 1904 Arbor Court
Birmingham, Alabama 35244
Property Address 764 Heatherwood Drive
Birmingham, Alabama 35244

Mailing Address 764 Heatherwood Drive
Birmingham, Alabama 35244
Date of Sale 07/12/2019

Total Purchase Price \$319,900.00

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 July 12, 2019

Print William Parker Cooker
Matthew Heath Hale

Unattested

jo
(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
07/15/2019 02:16:53 PM
\$101.00 CHERRY
20190715000251460

Allen S. Boyd