

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send tax notice to:

Russell H. Maddox
112 Perry Place
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

That in consideration of **SIX HUNDRED NINETY FIVE THOUSAND EIGHT HUNDRED EIGHTY AND 00/100 DOLLARS (\$695,880.00)** to the undersigned grantor, **Town Builders, Inc., an Alabama Corporation**, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Russell H. Maddox** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 19-07, according to the Survey of Mt. Laurel-Phase IIIB, Sector 1, as recorded in Map Book 38, Page 26, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And the Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of May, 2020.

Town Builders, Inc., an Alabama Corporation

Bryen Phillips
By: Bryen Phillips
Its: Vice President

STATE OF ALABAMA

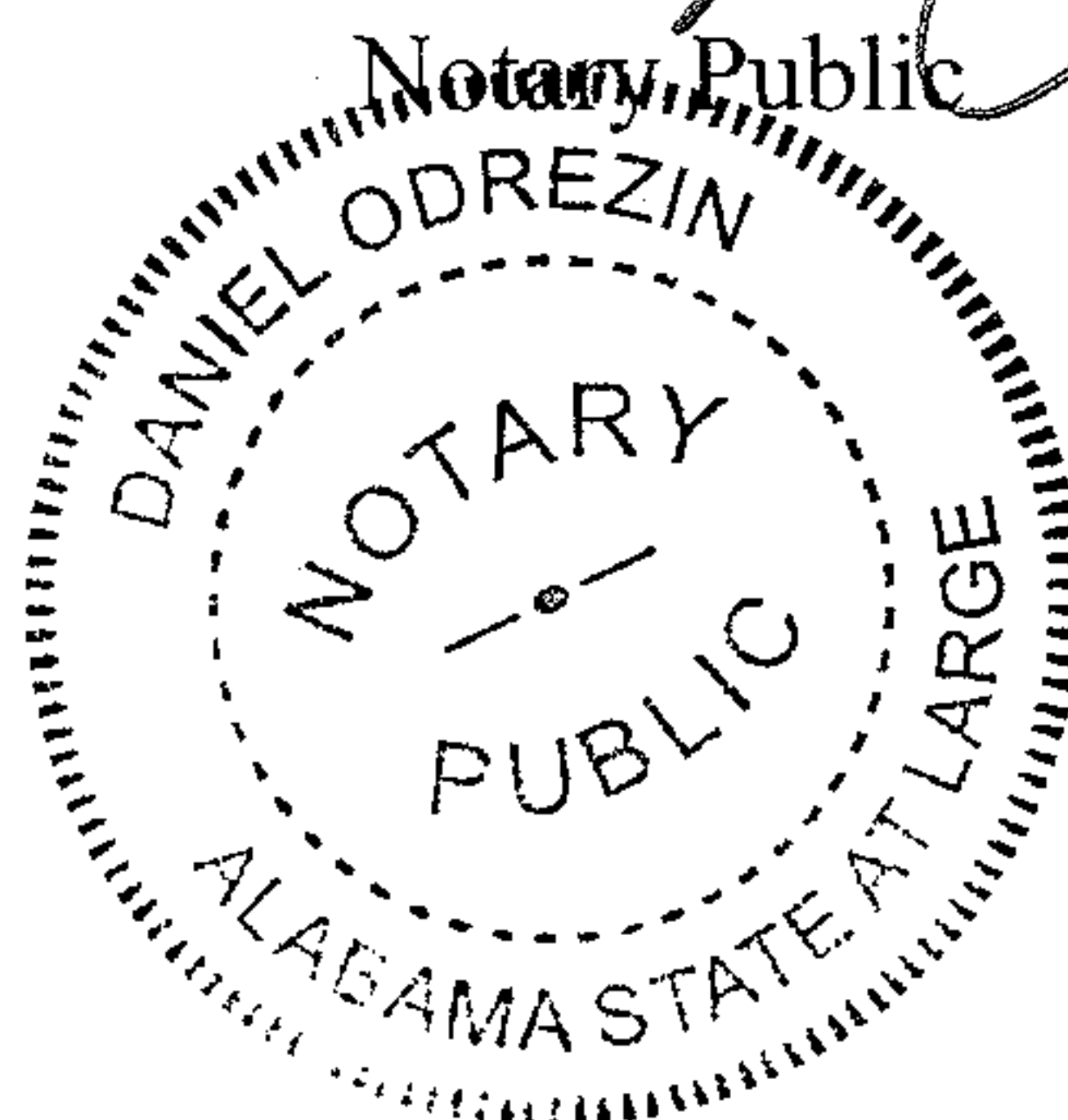
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Town Builders, Inc., 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May, 2020.

My Commission Expires:

4/3/22





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2020 03:09:16 PM
\$724.00 CHERRY
20200602000221980

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Town Builders, Inc.
Mailing Address _____

Grantee's Name Russell H. Maddox
Mailing Address _____

Property Address 112 Perry Place
Birmingham, AL 35242

Date of Sale June 1, 2020
Total Purchase Price \$695,880.00
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 ☐ 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 _____ Print _____
☐ Unattested _____
(verified by) _____ Sign *[Signature]*
(Grantor/Grantee/ Owner/Agent) circle one