



Lynda Hall
Tax Collector
Madison County



Property Link

MADISON COUNTY, AL

Current Date 2/25/2021

Tax Year 2019
Records Last Updated 8/11/2020

PROPERTY DETAIL

OWNER

LOCH LOMOND DR

ACRES : **NA**

MADISON, AL 35758

TAXABLE VALUE

ASSESSED :

PARCEL ADDRESS 15-09-32-2-003-062.000
LOCH LOMOND DR

TAX INFORMATION

YEAR 2019	TAX DUE	PAID	BALANCE
			0.00

LAST PAYMENT DATE 11 / 12 / 2019

MISCELLANEOUS INFORMATION

EXEMPT CODES H1 **DESCRIPTION** LOT 15 WEST HIGHLANDS PH II A
RESUB

TAX DISTRICT 05 **OF TRACT A OF WEST HIGHLANDS P**

PPIN 144199 **Entry 00** HI

ESCAPE YEAR PB 34 PG 34

ACCOUNT NUMBER 104448

TAX HISTORY

<u>Year</u>	<u>Owner</u>	<u>Total Tax Paid(Y/N)</u>	<u>Appraised</u>	<u>Assessed</u>
1635.25	Y	11/28/2018	290900	29100
1635.25	Y	11/17/2017	290900	29100
1635.25	Y	11/16/2016	290900	29100
1635.25	Y	11/16/2015	290900	29100
1629.85	Y	11/16/2014	291700	29180
1629.85	Y	11/13/2013	291700	29180
1702.30	Y	11/16/2012	304200	30440
1702.30	Y	11/16/2011	304200	30440

TAX SALES/TAX LIENS

<u>Year</u>	<u>Sold To(Certificate or Lien Holder)</u>	<u>Redeemed Date/By</u>
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NO TAX SALES/LIENS FOUND

[View Assessment Record](#)

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Cliff Mann
Tax Assessor
Madison County



Assessment & Appraisal Link

MADISON COUNTY, AL

Current Date 2/25/2021

Tax Year 2019

OWNER INFORMATION

PARCEL 25-05-16-0-000-006.204 **PPIN** 533310 **TAX DIST** 08
NAME
ADDRESS DAVID BARNES DR
MADISON AL 35756
OLD PARCEL -----
ACCOUNT 354030
TAXABLE VALUE 107400 **ASSESSMENT VALUE** 10740
DEED TYPE DEED **BOOK** 2011 **PAGE** 0098610
PREVIOUS OWNER HUNTER COMMUNITIES INC
LAST DEED DATE 2/17/2011

DESCRIPTION

LOT 379 SAVANNAH PHASE 1
PB # 20091201000745060

PROPERTY INFORMATION

PROPERTY ADDRESS DAVID BARNES DR
NEIGHBORHOOD GRAYSW
PROPERTY CLASS 01 **SUB CLASS**
SUBDIVISION **SUB DESC** SAVANNAH PH 1
LOT BLOCK
SECTION/TOWNSHIP/RANGE
LOT DIMENSION **ZONING**

PROPERTY VALUES

LAND: 25000 **CLASS 1:** **TOTAL ACRES:**
BUILDING: 82400 **CLASS 2:** **TIMBER ACRES:**
===== **CLASS 3:** 107400
TOTAL PARCEL VALUE: 107400

DETAIL INFORMATION

CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	TC	Hs	Pn	MARKET USE	
									VALUE	VALUE
M	LAND	1	BV	LOT X	1110-	3	Y	N		
	BLDG	1	R	111 SINGLE FAMILY RESIDENCE	-	3	Y	N		

[View Collection Record](#)

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LIMESTONE COUNTY, ALABAMA. CITIZEN ACCESS PORTAL

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PARCEL #: OWNER: ADDRESS: LOCATION:	[111-B+] Baths: 2.5 H/C Sqrt: 3,089 Land Sch: GM Total: Acres: 0.000 Sales Info: 12/13/2002
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<< Prev Next >> [1 / 1 Records] Processing...

Tax Year : 2020

SUMMARY LAND IN TAXES SALES PHOTOGRAPHY

SUMMARY

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ASSESSMENT

PROPERTY CLASS: 3 OVER 65 CODE:
 EXEMPT CODE: 10 DISABILITY CODE:
 MUN CODE: 02 ATHENS HS YEAR: 2004
 SCHOOL DIST: 03 EXM OVERRIDE AMT: \$0.00
 OVR ASD VALUE: \$0.00

CLASS USE: 0
 FOREST ACRES: 0
 PREV YEAR VALUE: -
 KEY #: 31633

VALUE

LAND VALUE 10% \$80,000
 LAND VALUE 20% \$0
 CURRENT USE VALUE [DEACTIVATED] \$0

CLASS 2

CLASS 3
 BLDG 1 111

TOTAL MARKET VALUE [APPR. VALUE: \$356,900]:

Assessment Override:

MARKET VALUE:
 CU VALUE:
 PENALTY:
 ASSESSED VALUE:

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W. BRIAN PATTERSON
 Assessor/Collector
 LIMESTONE COUNTY
 100 S. CLINTON STREET
 ATHENS, AL 35611
 (256) 233-4400

TAX INFO

	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	3	2			\$4,000	\$26.00	
COUNTY	3	2			\$2,000	\$27.00	
SCHOOL	3	2			\$0	\$0.00	
DIST SCHOOL	3	2			\$0	\$0.00	
CITY	3	2			\$0	\$0.00	
FOREST	3	2			\$0	\$0.00	
AMD778	3	2			\$0	\$0.00	
ASSD. VALUE:							GRAND TOTAL:

DEEDS

INSTRUMENT NUMBER	DATE
2002-68333	12/13/2002
2001-61276	12/14/2001
2001-38366	8/22/2001
2000-1154	4/18/2000

PAYMENT INFO

PAY DATE	TAX YEAR	PAID BY	AMOUNT
11/16/2020	2020	CORELOGIC / PNC MORTGAGE	
11/18/2019	2019	CORELOGIC / PNC	
11/16/2018	2018	CORELOGIC / PNC MORTGAGE	
11/16/2017	2017	PNC MORTGAGE / CORELOGIC	
11/16/2016	2016	CORELOGIC / PNC MORTGAGE	
11/16/2015	2015	CORELOGIC / PNC	
11/13/2014	2014	CORELOGIC/PNC MORTGAGE	
11/12/2013	2013	CORELOGIC / PNC BANK	
11/16/2012	2012	CORELOGIC / PNC MORTGAGE	
11/16/2011	2011	CORELOGIC / PNC	
11/10/2010	2010	CENTRAL MORTGAGE	
12/22/2009	2009	CENTRAL MORTGAGE COMPANY	
11/3/2008	2008	LAND AMERICA (CORRECTION) CENTRAL MORTG	
11/29/2007	2007	CENTRAL MORTGAGE CO	
11/14/2006	2006	CENTRAL MORTGAGE COMPANY	



xm
661.00
6.00
1.00

668.00

RLPY 2020 112062
Recorded In Above Book and Page
12/01/2020 09:03:19 AM
Charles C. Woodroof
Judge of Probate
Limestone County, AL

Warranty Deed

**JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA
COUNTY OF LIMESTONE

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to it in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **WOODLAND HOMES OF HUNTSVILLE, INC., AN ALABAMA CORPORATION** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **HUSBAND AND WIFE** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Limestone County, Alabama, to-wit:

← (Buyer)

LOT 36, ACCORDING TO THE MAP OR PLAT OF PARKER HALL SUBDIVISION, A RESUBDIVISION OF TRACT 2 OF PARKER HALL CERTIFIED PLAT AS RECORDED IN PLAT BOOK H, PAGE 470, AS RECORDED IN FINAL PLAT BOOK J, PAGE 316, IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA.

SUBJECT TO THOSE CERTAIN RESTRICTIONS AS RECORDED IN BOOK 2020, PAGE 8064, IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Limestone County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is

free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall *Warrant and Defend* the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set its hand and seal this 25th day of November, 2020.

WOODLAND HOMES OF HUNTSVILLE, INC.

By: _____
_____(name/title)

STATE OF ALABAMA

COUNTY OF LIMESTONE

I, the undersigned, A Notary Public in and for said county and state, hereby certify that _____, whose name is signed as PRESIDENT of **WOODLAND HOMES OF HUNTSVILLE, INC., AN ALABAMA CORPORATION**, and who is known to me, acknowledged before me on this date that, being informed of the contents of this conveyance, HE/SHE, as such officer and with full authority, executed the same voluntarily and for the act of said corporation on the day the same bears date.

This 25th day of November, 2020.

Notary Public:
My commission expires: 11/26/22



Grantor's Name and mailing address:
WOODLAND HOMES OF HUNTSVILLE, INC.
7545A HIGHWAY 72 WEST
MADISON, AL 35758

Grantee's Name and mailing address:
MADISON, AL 35758

Property address: MINCIE DR, MADISON, AL 35756

Date of Sale: November 25, 2020

Total Purchase Price: 660,900.00

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)

Closing Statement

This property does _____ does not constitute the homestead of the Grantor or the Grantor's spouse (Check One)

THIS INSTRUMENT PREPARED BY:

JUSTIN G SOUTH
Wolfe, Jones, Wolfe, Hancock, Daniel &
South, LLC
905 Bob Wallace Ave
Huntsville, AL 35801
T: 256-534-2205 F:256-534-0854
File # C20-3175

Deed Tax 661.00
Recording Fee 7.00
TOTAL 668.00

File No./Escrow No.: C20-3175
Print Date & Time: 11/25/2020 02:11 PM
Officer/Escrow Officer:
Settlement Location: 905 Bob Wallace Avenue, Huntsville, AL 35801

Property Address: MINCIE DR MADISON, AL 35756
Buyer:
Seller: WOODLAND HOMES OF HUNTSVILLE, INC.
Lender: AVADIAN CREDIT UNION
Settlement Date: 11/25/2020 3:00 PM
Disbursement Date: 11/25/2020
Additional dates per state requirements:

Seller		Buyer		Borrower/Buyer	
Debit	Credit	Debit	Credit	Debit	Credit
		Financial			
	\$660,900.00	Sales Price of Property	\$660,900.00		
		Deposit		\$5,000.00	
		Loan Amount		\$360,900.00	
\$5,000.00		Excess Deposit			
		Prorations/Adjustments			
		County Taxes from 10/1/2020 to 11/25/2020		\$717.03	
\$717.03		County Taxes from 10/1/2020 to 11/25/2020			
		Other Loan Charges			
		ADMIN FEE	\$900.00		
		LOAN ORIGINATOR FEE	\$3,157.88		
		APPRAISAL FEE to ACU FOR APPRAISAL: \$445.00 POC-Borrower			
		CREDIT REPORT FEE to ACU FOR CIC CREDIT	\$40.25		
		FINAL INSPECTION FEE to ACU FOR FINAL INSP	\$125.00		
		FLOOD CERTIFICATION FEE to ACU FOR CIC CREDIT	\$12.00		
		TITLE-BINDER to Wolfe Jones	\$100.00		
		TITLE-CPL to Fidelity National Title Insurance Co.	\$25.00		
		TITLE-EXAMINATION to Wolfe Jones	\$200.00		
		TITLE-SEARCH to Wolfe Jones	\$150.00		
		TITLE-SETTLEMENT to Wolfe Jones	\$750.00		
		Prepaid Interest to AVADIAN CREDIT UNION	\$133.50		
		Title Charges & Escrow / Settlement Charges			

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$386.00		Lender's Policy with FIDELITY NATIONAL TITLE INSURANCE	\$386.00	
		Owner's Policy with FIDELITY NATIONAL TITLE INSURANCE	\$1,480.50	
		Commission		
\$19,977.00		Real Estate Commission Buyers Broker to MATT CURTIS REAL ESTATE		
\$19,977.00		Real Estate Commission Sellers Broker to WRE		
		Government Recording and Transfer Charges		
		State Tax/Stamps to Limestone County Judge of Probate	\$661.50	
		Recording Fees (Deed) to Limestone County Judge of Probate	\$7.00	
		Recording Fees (Mortgage) to Limestone County Judge of Probate	\$46.00	
		Payoff(s)		
\$454,660.47		Lender: Payoff of First Mortgage Loan to FIRSTBANK Principal Balance as of 11/27/2020 \$454,453.93 Interest on Payoff Loan: 5 days @ \$41.31/day for \$206.54		
		Miscellaneous		
\$124.50		2ND DEED RECORDING to Limestone County Judge of Probate		
\$4.00		FUTURE RELEASE FEE to JUDGE OF PROBATE		
		Homeowner's Insurance Premium to USAA INSURANCE	\$2,505.01	
		PROCESSING FEE WDL to WOODLAND HOMES OF HUNTSVILLE, INC.	\$250.00	
		SOIL TREATMENT to WOODLAND HOMES OF HUNTSVILLE, INC.	\$350.00	
		HOA PRORATIONS to PARKER HALL HOA	\$49.18	
		2021 HOA DUES to PARKER HALL HOA	\$500.00	
		HOA TRANSFER FEE to Elite Housing Management	\$75.00	

Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
\$500,846.00	\$660,900.00	Subtotals	\$672,803.82	\$366,617.03
		Due From Borrower		\$306,186.79
\$160,054.00		Due To Seller		
\$660,900.00	\$660,900.00	Totals	\$672,803.82	\$672,803.82

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

Date Issued 1/13/2021
Closing Date 1/15/2021
Disbursement Date 1/15/2021
Settlement Agent MOORE AND HELMS
File #
Property stream Drive
 Madison, AL 35756
Sale Price \$413,885

Transaction Information

Borrower Jew Bristol Larie
 Madison, AL 35756
Seller
 244 vuckel Road
 Huntsville, AL 35811
Lender HAMILTON MORTGAGE CORPORATION

Loan Information

Loan Term 30 years
Purpose Purchase
Product Fixed Rate
Loan Type Conventional FHA
 VA
Loan ID #
MIC #

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$377,898	NO
Interest Rate	2.875 %	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,567.87	NO
Does the loan have these features?		
Prepayment Penalty	NO	
Balloon Payment	NO	

Projected Payments		
Payment Calculation	Years 1 - 30	
Principal & Interest	\$1,567.87	
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	331.84
Estimated Total Monthly Payment	\$1,899.71	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$344.34 Monthly	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Homeowner's Association Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>
		In escrow? YES YES NO

Costs at Closing		
Closing Costs	\$8,185.12	Includes \$8,922.96 in Loan Costs + \$3,393.99 in Other Costs - \$4,131.83 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$38,567.66	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>