

**This instrument prepared by:**  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

**SEND TAX NOTICE TO:**  
Mario Sturdivant  
189 Addison Drive  
Calera, AL 35040

20141001000307760  
10/01/2014 12:43:23 PM  
DEEDS 1/3

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA** )

**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Thirty-Nine Thousand Nine Hundred And No/100 Dollars (\$139,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Amanda K. Allen and wife, Trevor D. Allen, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Mario Sturdivant (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 211, according to the Survey of Camden Cove West, Sector 3, Phase 2, as recorded in Map Book 35, page 15, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Thirty-Seven Thousand Three Hundred Sixty-Five And No/100 Dollars (\$137,365.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 25, 2014.



Amanda K. Allen

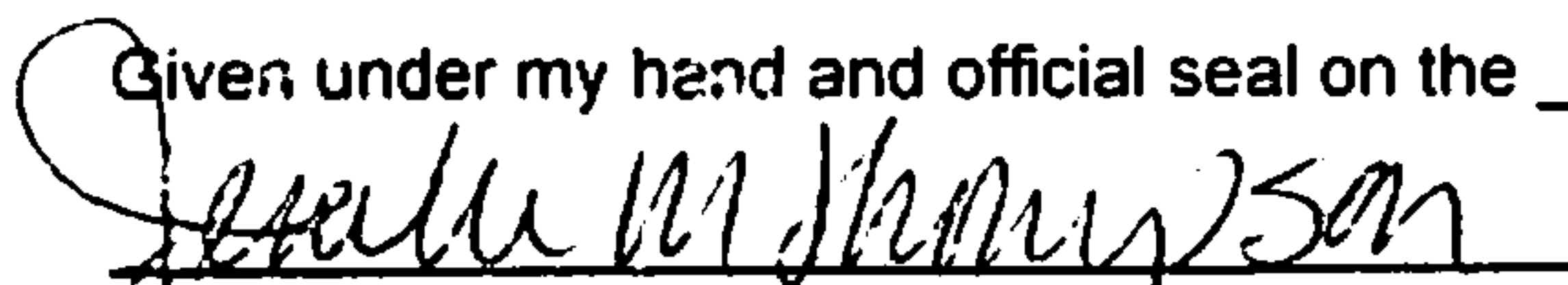


Trevor D. Allen

STATE OF Wisconsin )  
Marathon COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amanda K. Allen and Trevor D. Allen, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same on the day same bears date.

Given under my hand and official seal on the 23<sup>rd</sup> day of September, 2014.



Notary Public

Commission Expires: 2-1-15

Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1  
20141001000307760 10/01/2014 12:43:23 PM DEEDS 3/3

Grantor's Name Amanda K. Allen and Trevor D. Allen

Grantee's Name Mario Sturdivant

Mailing Address 189 Addison Drive  
Calera, AL 35040

Mailing Address 1621 Rime Village  
Hoover, AL 35216

Property Address 189 Addison Drive  
Calera, AL 35040

Date of Sale September 26, 2014

Total Purchase Price \$139,900.00

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

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 - Amanda K. Allen and Trevor D. Allen, 189 Addison Drive, Calera, AL 35040.

Grantee's name and mailing address - Mario Sturdivant, 1621 Rime Village, Hoover, AL 35216.

Property address - 189 Addison Drive, Calera, AL 35040

Date of Sale - September 26, 2014.

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: September 26, 2014



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/01/2014 12:43:23 PM  
\$25.00 CHERRY  
20141001000307760

Sign

Agent