

This instrument was prepared by:  
Anthony D. Snable, Attorney  
Snable, Chaney & Snable, LLC  
2112 11<sup>th</sup> Avenue South, Suite 528  
Birmingham, AL 35205

Send Tax Notices to:  
Ashley L. Gothard  
149 Creekstone Trail  
Calera, AL 35040

**WARRANTY DEED**

STATE OF ALABAMA     )

JEFFERSON COUNTY     )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETY ONE THOUSAND AND NO/100 DOLLARS (\$91,000.00 the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, REBECCA LAMONICA, AN UNMARRIED WOMAN, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto ASHLEY L. GOTHARD, (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 113, according to the Final Plat of Stonecreek, Phase I, as recorded in Map Book 32, Page 92, in the Probate Office of Shelby County, Alabama.


SUBJECT TO:

1. Advalorem taxes for the current tax year, 2015.
2. Easements, restrictions, reservations and conditions of record.

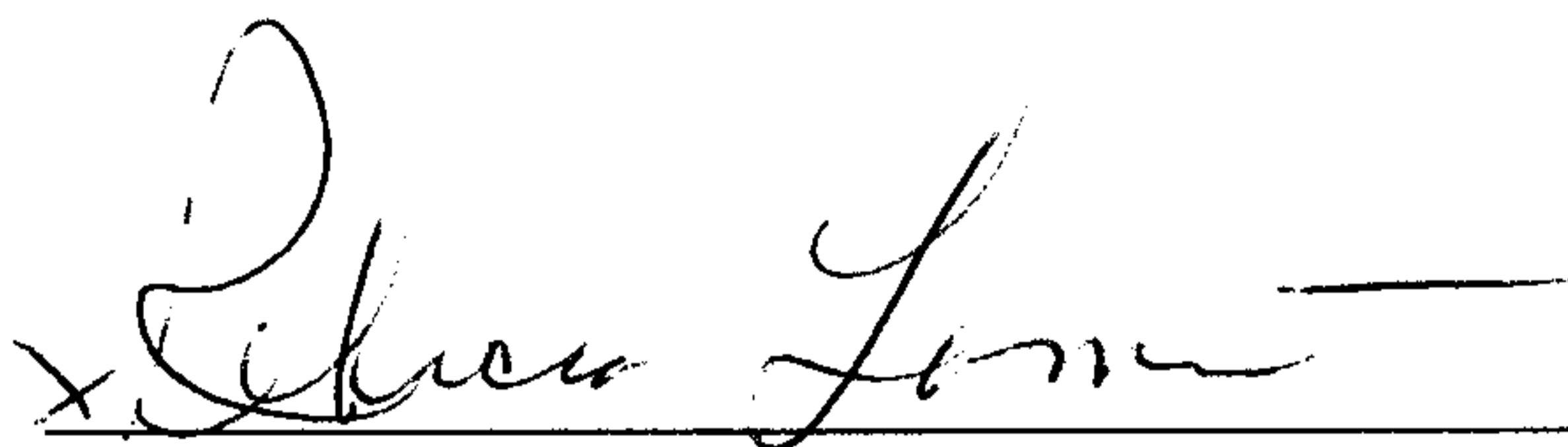
\$92,857.00 of the purchase price was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee(s), 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 said grantee(s), his, her or 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 stated 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 grantee(s), his, her or their heirs and assigns forever, against the lawful claims of all persons.

  
20150203000035410 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
02/03/2015 08:12:22 AM FILED/CERT

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 30<sup>th</sup> day of January, 2015.

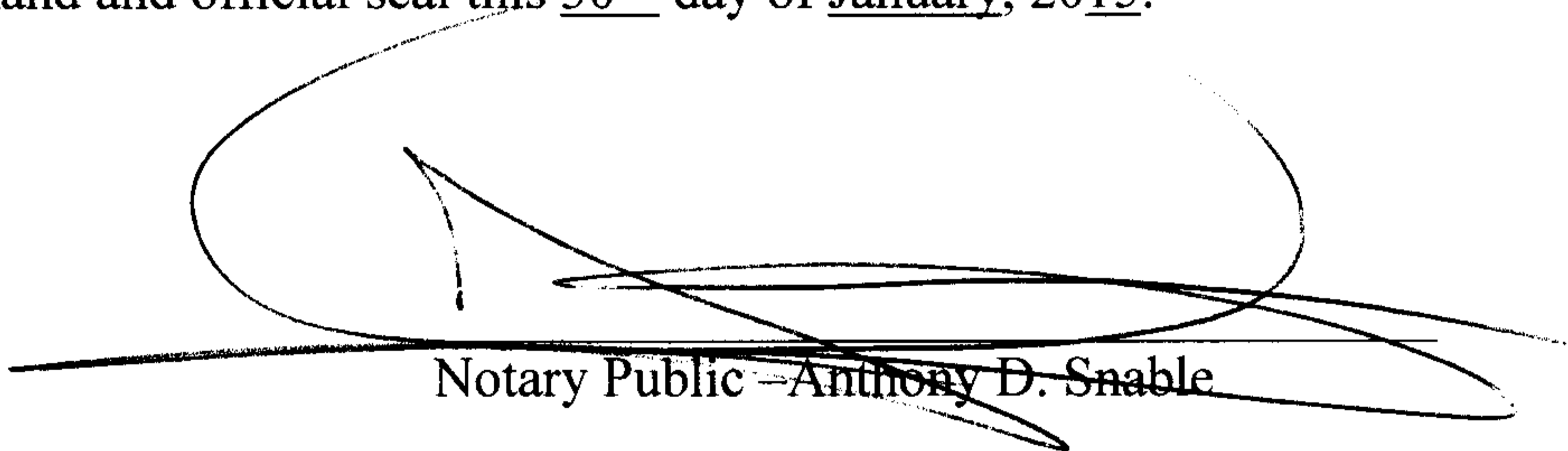
  
REBECCA LAMONICA

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public n and for said County, in said State, hereby certify that REBECCA LAMONICA, AN UNMARRIED WOMAN, 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 executed the same voluntarily on the day the same bears date.

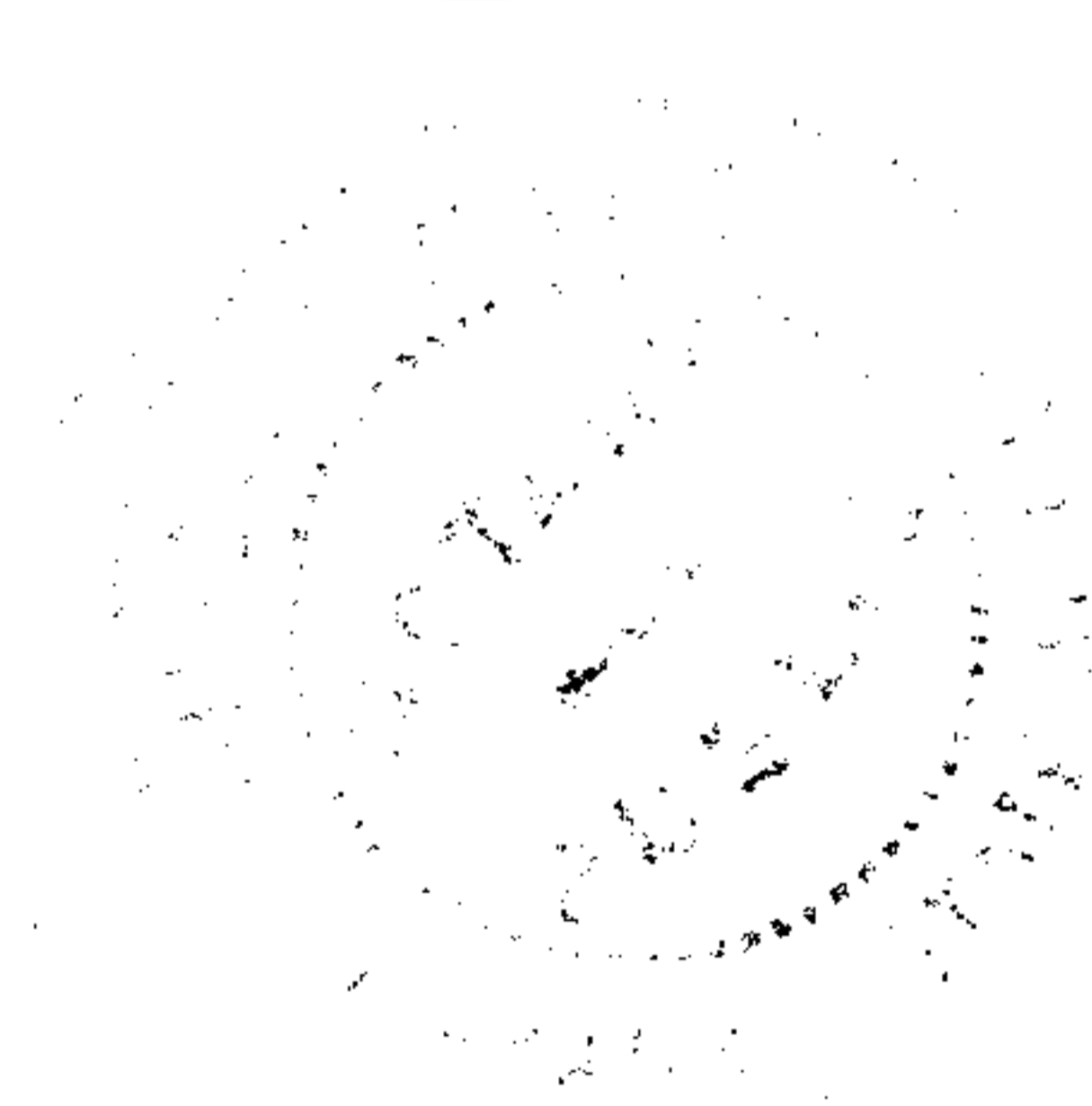
Given under my hand and official seal this 30<sup>th</sup> day of January, 2015.

  
Notary Public - Anthony D. Snable

My commission expires: 11/10/15



20150203000035410 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
02/03/2015 08:12:22 AM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name Rebecca Lamonica
Mailing Address 149 Creekstone Trail
Calera, AL 35040

Grantee's Name Ashley L. Gothard
Mailing Address 149 Creekstone Trail
Calera, AL 35040

Property Address 149 Creekstone Trail
Calera, AL 35040

Date of Sale 1/30/2015
Total Purchase Price \$91,000.00

or
Actual Value \$

or
Assessor's Market Value \$



20150203000035410 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/03/2015 08:12:22 AM FILED/CERT

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
X 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 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 1/30/2015

Print Rebecca Lamonica

Unattested

Sign

(verified by)
Anthony D. Snable, Attorney

(Grantor/Grantee/Owner/Agent) circle one