

WARRANTY DEED

**20150420000125300
04/20/2015 08:52:36 AM
DEEDS 1/3**

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Richard Scieler Stephenson
130 - 1st Ave. W.
Helena, AL 35080

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred thirty five thousand and no/100 (\$135,000.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Derek L. Cutcher, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Richard Scieler Stephenson** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

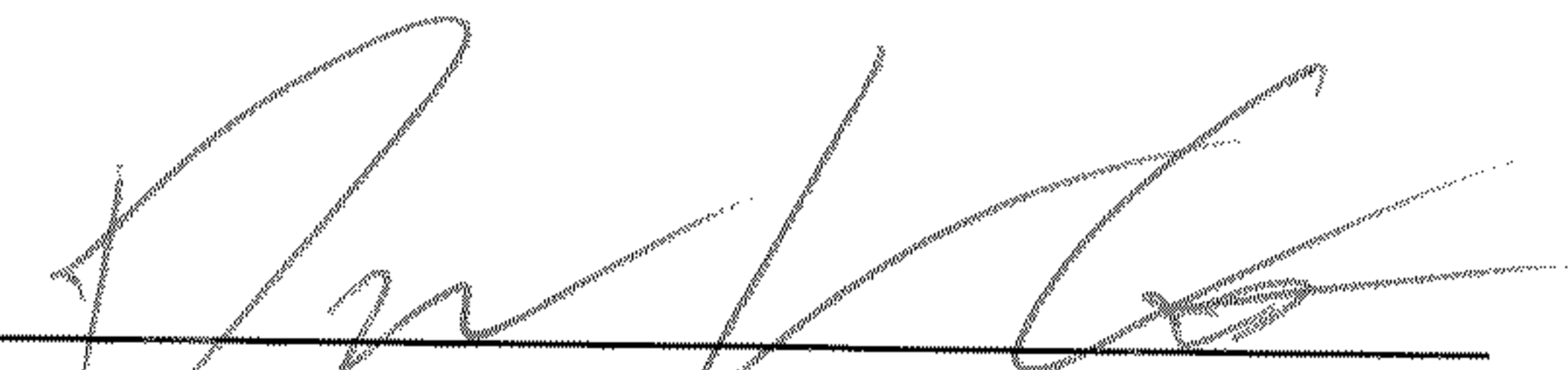
\$132,554.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 27th day of March, 2015.



Derek L. Cutcher

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Derek L. Cutcher, a married man**, whose names 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of March, 2015.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 21, 2018



Notary Public
My Commission Expires: 10-21-2018

EXHIBIT "A"

A lot being a part of Lot 1, in Block 12, as mapped by Joseph Squire and recorded in Map Book 3, Page 121, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

Begin at the Southwest corner of Block 12, and run East along the north side of First Avenue, 80 feet and 10 inches to a point on the west line of Lot 1, Resurvey of Block 12, Joseph Squire's Addition to Helena, as recorded in Map Book 8, Page 56, in the Office of the Judge of Probate of Shelby County, Alabama; thence North along said West line of said Lot 1 and parallel with the West side of Block 12 alley 157 feet thence West, parallel with First Avenue 68.10 inches, more or less, to the East side of Fourth Street; thence South along East side of Fourth Street to the Point of Beginning; lying in and being part of the West 1/2 of the SW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Derek L. Cutcher
 Mailing Address 11571 Lindsay Way
Northport, AL 35475

Grantee's Name Richard Scieler Stephenson
 Mailing Address 130 - 1st Ave. W.
Helena, AL 35080

Property Address 130 - 1st Ave. W.
Helena, AL 35080

Date of Sale 3/27/15
 Total Purchase Price \$ 135,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$

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DEEDS 3/3

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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> 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 3/27/15

Print Kelly B. Furgerson

Unattested _____
 (verified by)

Sign 
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/20/2015 08:52:36 AM
 \$22.50 CHERRY
 20150420000125300

