

File No.: 15013

WARRANTY DEED

STATE OF ALABAMA ) SEND TAX NOTICE TO: THIS INSTRUMENT PREPARED BY: W.
) Richard T. Pearson and Tracy Pearson Eric Pitts, W. Eric Pitts, L.L.C. 1240 1st
COUNTY OF SHELBY ) 109 Newgate Road Street North, Suite 209, Alabaster, AL 35007.
Alabaster, AL 35007 No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that James Robert Voshall and Heather D. Voshall, (hereinafter "GRANTORS"), for and in consideration of the sum of \$220,000.00, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to Richard T. Pearson and Tracy Pearson (hereinafter "GRANTEES"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

Lot 7, Block 3, according to the Survey of Norwick Forest, First Sector, as recorded in Map Book 11, Page 63, in the Probate Office of Shelby County, Alabama.

\$216,015.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the successors, heirs and assigns of the survivor forever.

GRANTORS DO HEREBY COVENANT, for themselves, their successors, heirs and assigns, with GRANTEEES, their successors, heirs and assigns, that GRANTORS are at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEEES, their successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTORS HAVE HERETO set their hands and seals on August 24, 2015.

James Robert Voshall (signature)

Heather D. Voshall (signature)

STATE OF ALABAMA
COUNTY OF SHELBY

Barcode
20150828000299190 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
08/28/2015 09:19:56 AM FILED/CERT

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that James Robert Voshall and Heather D. Voshall whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on August 24, 2015.

William E. Pitts (signature)
NOTARY PUBLIC

Shelby County, AL 08/28/2015
State of Alabama
Deed Tax: \$4.00

15 Aug 2017



**Real Estate Sales Validation Form**

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

<b>Grantor's Name</b>	James Robert Voshall and Heather D. Voshall	<b>Grantee's Name</b>	Richard T. Pearson and Tracy Pearson
<b>Mailing Address</b>	<u>109 Newgate Road</u> <u>Alabaster, AL 35007</u>	<b>Mailing Address</b>	<u>220 Nottingham Drive</u> <u>Calera, AL 35040</u>
<b>Property Address</b>	<u>109 Newgate Road</u> <u>Alabaster, AL 35007</u>	<b>Date of Sale</b>	<u>August 24, 2015</u>
		<b>Total Purchase Price</b>	<u>\$ 220,000.00</u>
		or	
		<b>Actual Value</b>	<u>\$</u>
		or	
		<b>Assessor's Market Value</b>	<u>\$</u>

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 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 August 24, 2015

Print W Eric Pitts

Unattested

Sign W Eric Pitts

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



20150828000299190 2/2 \$21.00  
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