


Deed Management Solutions, LLC
3595 Grandview Parkway
Suite 600
Birmingham, Alabama 35243

RNT1500721

Send tax notice to:
James M. Wammack
Wendy S. Wammack
109 Shetland Trail
Alabaster, AL 35007

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY


20151020000365320 1/3 \$32.50
Shelby Cnty Judge of Probate, AL
10/20/2015 08:31:02 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Eight Thousand and 00/100 Dollars (\$248,000.00) in hand paid to the undersigned, **A. Wallace Mitchell and M. Elaine Mitchell, husband and wife** (hereinafter referred to as "Grantors"), by **James M. Wammack and Wendy S. Wammack** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Final Plat of Saddle Lake Farms, Second Addition, as recorded in Map Book 28, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$235,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 10/20/2015
State of Alabama
Deed Tax: \$12.50

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this the 13 day of October, 2015.

A. Wallace Mitchell

A. Wallace Mitchell

M. Elaine Mitchell

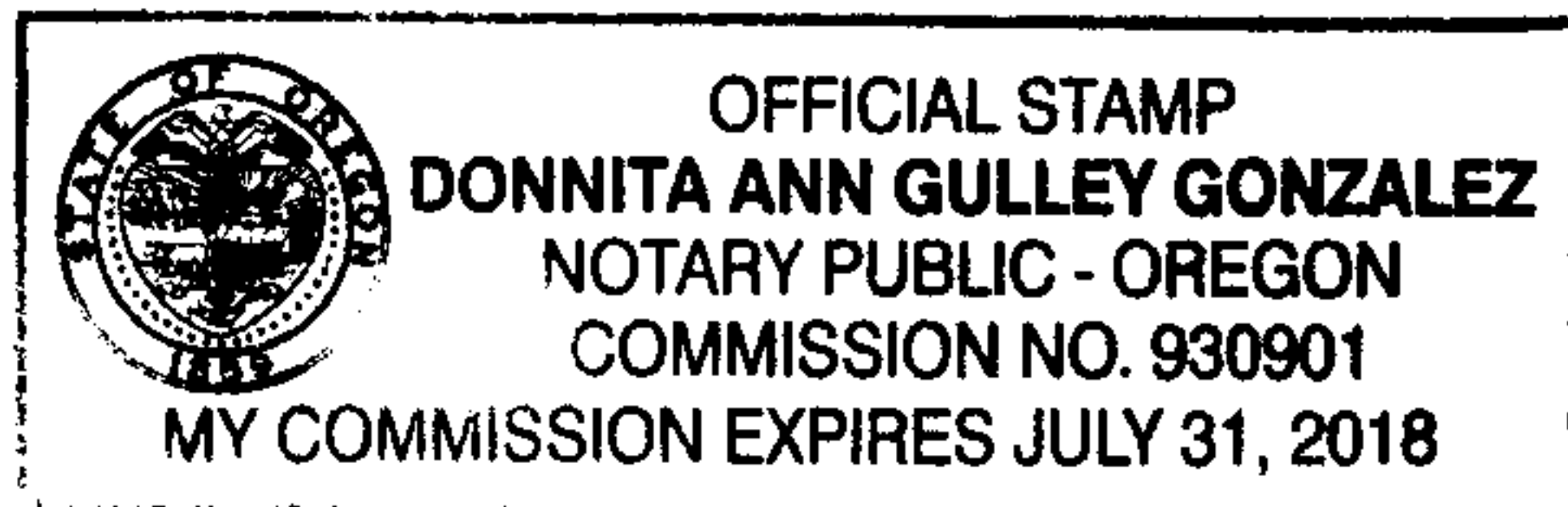
M. Elaine Mitchell

STATE OF Oregon

COUNTY OF Malheur

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. Wallace Mitchell and M. Elaine Mitchell, 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 the same bears date.

Given under my hand and official seal this the 13th day of October, 2015.



Donnita Ann Gulley Gonzalez
Notary Public
Print Name: Donnita Ann Gulley Gonzalez
Commission Expires: July 31, 2018



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Real Estate Sales Validation Form

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

Grantor's Name: A. Wallace Mitchell and M. Elaine Mitchell

Grantee's Name: James M. Wammack and Wendy S. Wammack

Mailing Address: 1533 E 12300 N
Cove, UT 84320

Mailing Address: 109 Shetland Trail
Alabaster, AL 35007

Property Address: 109 Shetland Trail
Alabaster, AL 35007

County: Shelby

Date of Sale: 10/15/2015
Total Purchase Price: \$248,000.00

or
Actual Value: \$ n/a

or
Assessor's Market Value: \$ n/a

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

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: 10/15/2015

Print: Michelle Pouncey

Unattested



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Sign

Michelle Pouncey
(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1