

This Instrument was Prepared by:

Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P.O. Box 653  
Birmingham, AL 35201


Send Tax Notice To: Murray Clinton Medlock  
2614 Muscadine Drive  
Augusta, GA 30909-1706

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

  
20170120000024200 1/3 \$39.50  
Shelby Cnty Judge of Probate, AL  
01/20/2017 07:56:19 AM FILED/CERT

That in consideration of the sum of **Three Hundred Sixty Five Thousand Dollars and No Cents (\$365,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Daniel P. Ohlerking and Vicki E. Ohlerking, husband and wife, whose mailing address is 8201 Retreat Circle, Birmingham, AL 35244** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Murray Clinton Medlock, whose mailing address is 2614 Muscadine Drive, Augusta, GA 30909-1706** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **69 Hawthorn Street, Birmingham, AL 35242**; to wit;

LOT 9-17, BLOCK 9 ACCORDING TO THE MAP OF MT. LAUREL-PHASE IA, AS RECORDED IN MAP BOOK 27, PAGE 72 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\$346,750.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

**Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

Shelby County, AL 01/20/2017  
State of Alabama  
Deed Tax: \$18.50

### Subject to:

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 27, Page 72 A & B.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 27, Page 72 A & B.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 2000-35579; amended by 1st Amendment thereto and recorded in Inst. No. 2000-38859 and re-recorded as Inst. No. 2000-36270; 2nd Amendment as recorded in Inst. No. 2000-38860 and 3rd Amendment as recorded in Inst. No. 2001-03681 and 4th Amendment in Inst. No. 20030213000091860 and 5th Amendment in Inst. No. 20030327000184530 and 6th Amendment in Inst. No. 20030327000184540 and 7th Amendment in Inst. No. 20030527000327720 and 8th Amendment in Inst. No. 20040413000191810 and 9th Amendment in Inst. No. 20040623000340720 and 10th Amendment in Inst. No. 20041015000569110 in the Probate Office.

Restrictions, limitations and conditions as set out in Map Book 27 page 72 A & B in the Probate Office.

Sewer Service Agreement dated June 22nd 1999 by and between Double Oak Water Reclamation, LLC and EBSCO Development Company, Inc. as set out in Inst. No. 1999-35429 in Probate Office.

Declaration of Charter, Easements, Covenants and Restrictions of Mt Laurel, A Traditional Neighborhood Development as recorded in Inst. No. 2000-35580 and amended by 1st Amendment recorded in Inst. No. 2000-36270 and re-recorded in Inst. No. 2000-38859 and 2nd Amendment recorded in Inst. No. 2000-38860 and 3rd Amendment in Inst. No. 2001-03681 and

4th Amendment in Inst. No. 20030213000091860 and 5th Amendment in Inst. No. 20030327000184530 and 6th Amendment in Inst. No. 20030327000184540 and 7th Amendment in Inst. No. 20030527000327720 and 8th Amendment in Inst. No. 20040413000191810 and 9th Amendment in Inst. No. 20040623000340720 and 10th Amendment in Inst. No. 20041015000569110 in Probate Office.

Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in and as referenced in deed(s) recorded in Inst. No. 2002- 05734 and Inst. #20030909000604080 in the Probate Office.

Easement as shown on Map Book 27 and 72 A & B in the Probate Office.

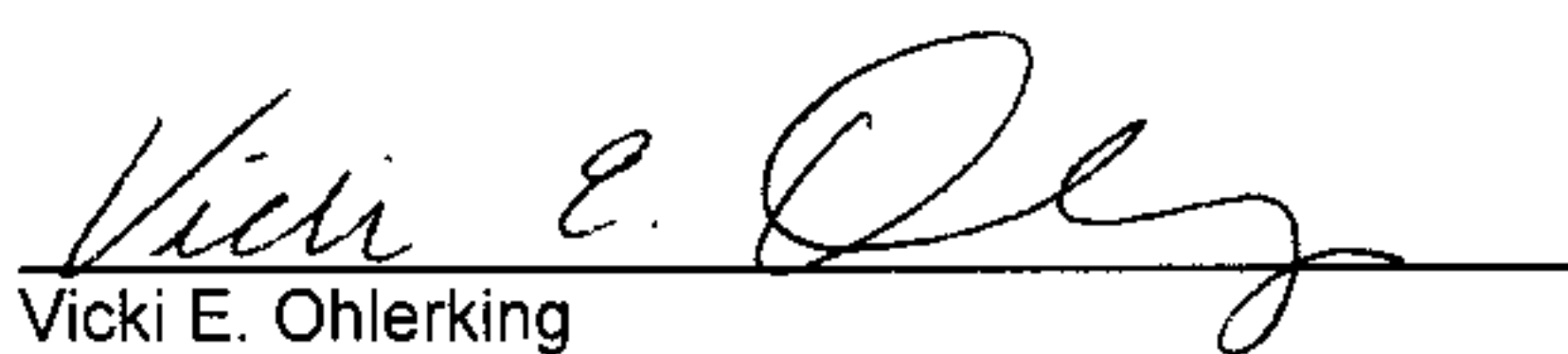
Mt Laurel Town Center Covenants as set out in Inst. No. 20030327000184510 and 1st Amendment in Inst. # 20040623000340730 in the Probate Office.

TO HAVE AND TO HOLD to the said Grantee, 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 the said Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17th day of January, 2017.

  
Daniel P. Ohlerking

  
Vicki E. Ohlerking

State of Alabama

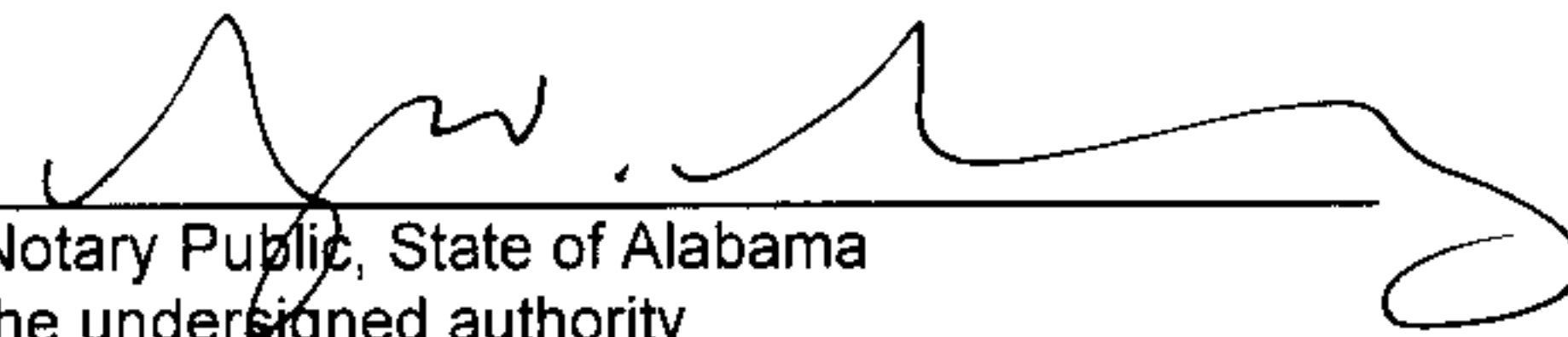
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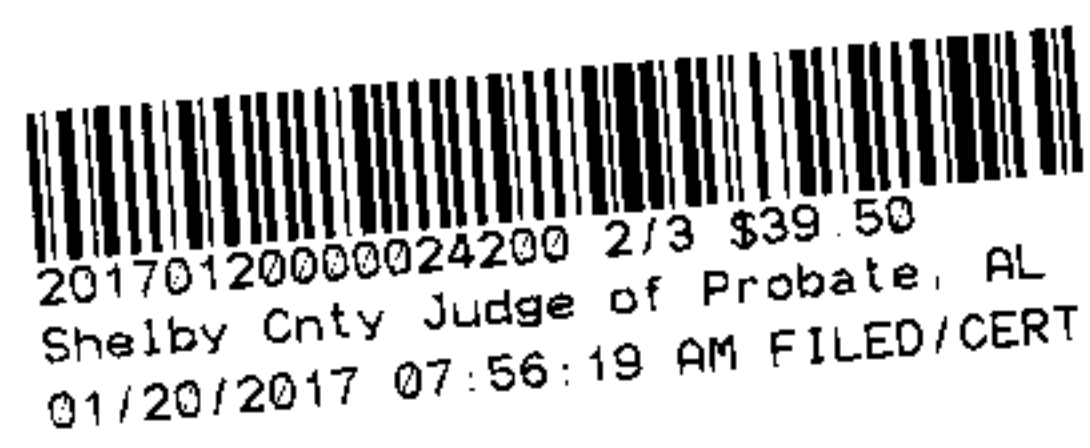
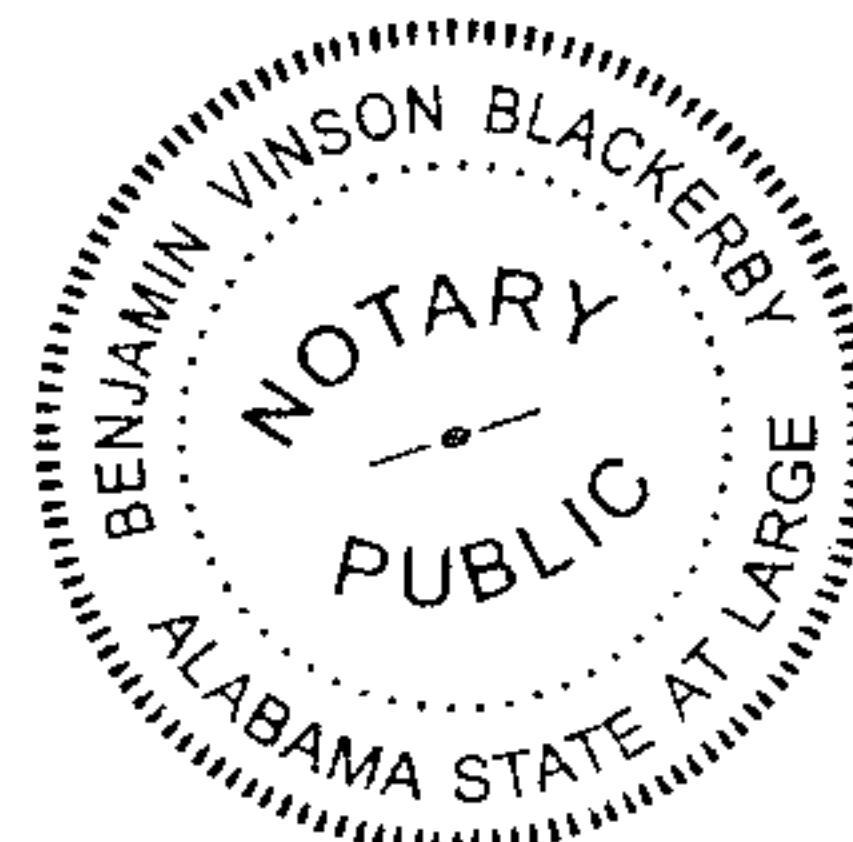
General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Daniel P. Ohlerking and Vicki E. Ohlerking, husband and wife, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17th day of January, 2017.

  
Notary Public, State of Alabama  
the undersigned authority  
Printed Name of Notary  
My Commission Expires: 3-9-20



## Real Estate Sales Validation Form

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

Grantor's Name Daniel P. Ohlerking  
Vicki E. Ohlerking  
Mailing Address 8201 Retreat Circle  
Birmingham, AL 35214 35242  
Property Address 69 Hawthorn Street  
Birmingham, AL 35242

Grantee's Name Murray Clinton Medlock  
Mailing Address 2614 Muscadine Drive  
Augusta, GA 30909-1706  
Date of Sale January 17, 2017  
Total Purchase Price \$365,000.00  
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  
☒ 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 of 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 January 16, 2017

Print Daniel P. Ohlerking

Sign

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

Unattested

(verified by)

20170120000024200 3/3 \$39.50  
Shelby Cnty Judge of Probate, AL  
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Form RT-1