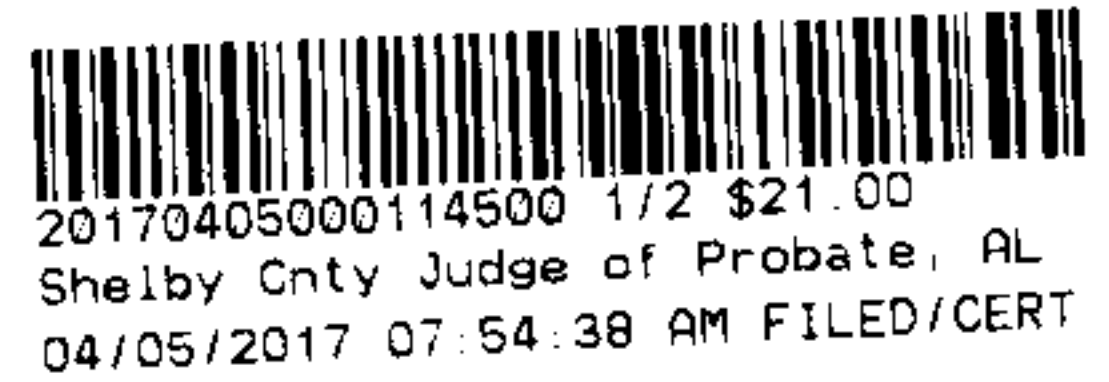


This instrument was prepared by  
**William G. Barnes**  
5708 Lazy Brooke Court  
Pinson, Alabama 35126  
For NREIS

Send Tax Notice To  
**Jennifer McClendon Somers**  
111 Sharpe Street  
Sterrett, Alabama 35147

**WARRANTY DEED**



**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$159,900.00)** Dollars to the undersigned grantor, or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, we,

**WILLIAM B. TESSIN AND LINDSEY TESSIN, HUSBAND AND WIFE**  
(herein referred to as grantors) do, grant, bargain, sell and convey unto

**JENNIFER MCCLENDON SOMERS**

(herein referred to as **GRANTEES**), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

**LOT 79, OF THE VILLAGES OF WESTOVER SECTOR 1 ACCORDING TO MAP BOOK 39, PAGES 9A & 9B, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**SUBJECT TO TAXES.**

**SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.**

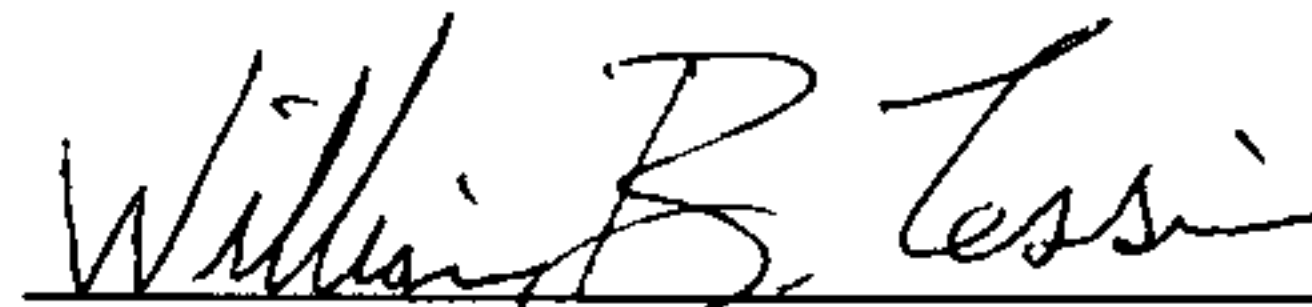
**\$ 151,003<sup>00</sup>** OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANESOUSLY HERewith.

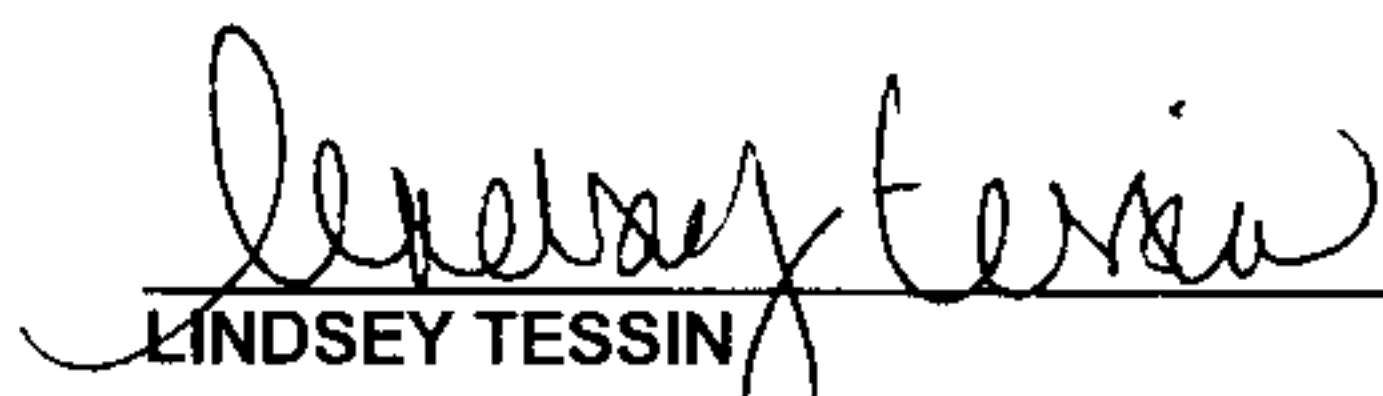
TO HAVE AND TO HOLD, to the said **GRANTEE**, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said **GRANTEE**, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said **GRANTEE**, her heirs and assigns

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 3 day of APRIL, 2017.


Shelby County, AL 04/05/2017  
State of Alabama  
Deed Tax: \$3.00

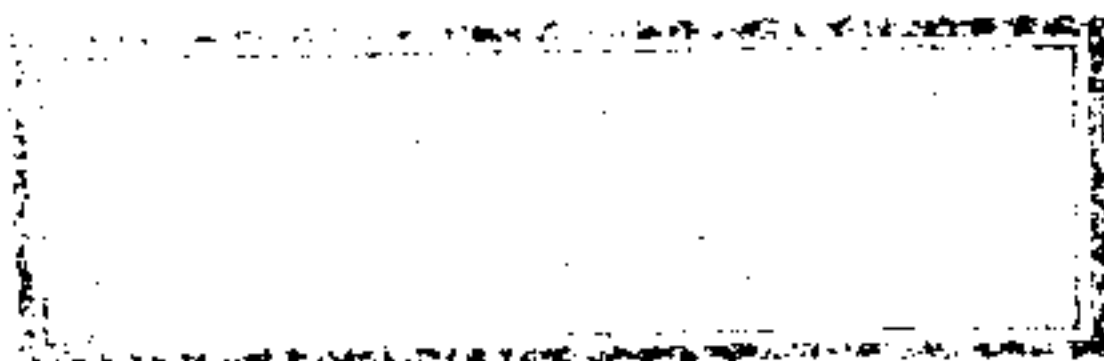
  
\_\_\_\_\_  
**WILLIAM B. TESSIN** (SEAL)


  
\_\_\_\_\_  
**LINDSEY TESSIN** (SEAL)

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **WILLIAM B. TESSIN AND LINDSEY TESSING, 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, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3 day of April, 2017. 



  
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8/15/2019

## Real Estate Sales Validation Form

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

Grantor's Name	William B. Tessin Lindsey Tessin	Grantee's Name	Jennifer McClendon Somers
Mailing Address	3425 Ridgedale Dr Birmingham, AL 35243	Mailing Address	111 Sharpe St. Sterrett, AL 35147
Property Address	111 Sharpe St. Sterrett, AL 35147	Date of Sale	April 03, 2017
		Total Purchase Price	\$159,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 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 April 03, 2017

Print Amy L. Burge

Unattested

Sign

Amy L. Burge

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20170405000114500 2/2 \$21.00  
Shelby Cnty Judge of Probate, AL  
04/05/2017 07:54:38 AM FILED/CERT

Form RT-1