

This Instrument was Prepared by:

Send Tax Notice To: Whitney Mueller

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

20170810000289630  
08/10/2017 11:50:33 AM  
DEEDS 1/3

~~1918 Forest Creek Drive~~  
Hoover, AL 35244

8200 Wilshire Blvd  
Ste. 200  
Beverly Hills, CA  
90211

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Four Hundred Six Thousand Dollars and No Cents (\$406,000.00)**, 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, **Walter Keith Meherg and Carmen Lee Meherg, husband and wife, whose mailing address is 1208 Riverhaven Place, Hoover, AL 35244** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Whitney Mueller, whose mailing address is 1918 Forest Creek Drive, Hoover, AL 35244** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **1918 Forest Creek Drive, Hoover, AL 35244**; to wit;

LOT 230, ACCORDING TO THE SURVEY OF NINTH ADDITION TO RIVERCHASE COUNTRY CLUB, AS RECORDED IN MAP BOOK 8, PAGE 46, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$324,800.00 of the purchase price is being paid by a mortgage being simultaneously recorded 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.**

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 8, Page 46.

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.

50' building line setback along Lake Forest Circle and a variable easement on Westerly lot line, as shown on recorded Map.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Miscellaneous Book 14, Page 536 and amended in Miscellaneous Book 17, Page 550 and further amended in Deed Book 349, Page 234, and Notice of Compliance Certificate recorded in the Probate Office of Shelby County, Alabama.

Reservation of mineral and mining rights in the instrument recorded in Deed Book 111, Page 625, Deed Book 121, Page 294 and Deed Book 127, Page 140, together with the appurtenant rights to use the surface. The Company makes no representation as to the present ownership of this interest.

Release of damages as set forth in Deed Book 111, Page 625, Deed Book 127, Page 140, and Deed Book 121, Page 294.

Easement to Alabama Power Company as recorded in Deed Book 333, Page 512.

Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 41, Page 803, and covenants pertaining thereto as recorded in Misc. Book 41, Page 802.

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 8th day of August, 2017.

Walter Keith Meherg  
Walter Keith Meherg

Carmen Lee Meherg  
Carmen Lee Meherg

State of Alabama

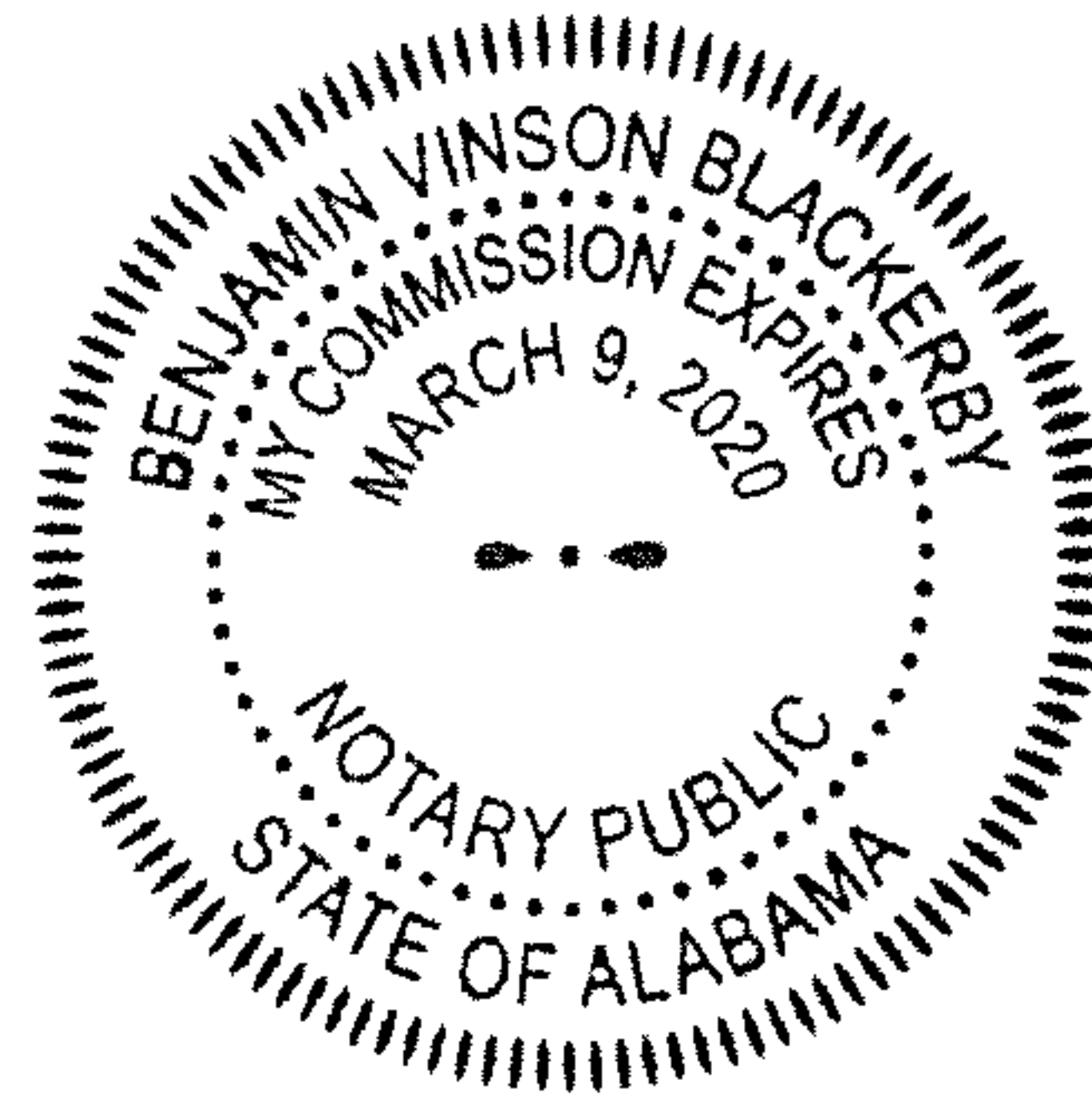
} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Walter Keith Meherg and Carmen Lee Meherg, 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 8th day of August, 2017.

[Signature]  
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 <u>Walter Keith Meherg</u> <u>Carmen Lee Meherg</u> Mailing Address <u>1208 Riverhaven Place</u> <u>Hoover, AL 35244</u>  Property Address <u>1918 Forest Creek Drive</u> <u>Hoover, AL 35244</u>	Grantee's Name <u>Whitney Mueller</u>  Mailing Address <u>1918 Forest Creek Drive</u> <u>Hoover, AL 35244</u>  Date of Sale <u>August 08, 2017</u> Total Purchase Price <u>\$406,000.00</u> or Actual Value _____ or Assessor's Market Value _____
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**20170810000289630 08/10/2017 11:50:33 AM 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 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 August 03, 2017

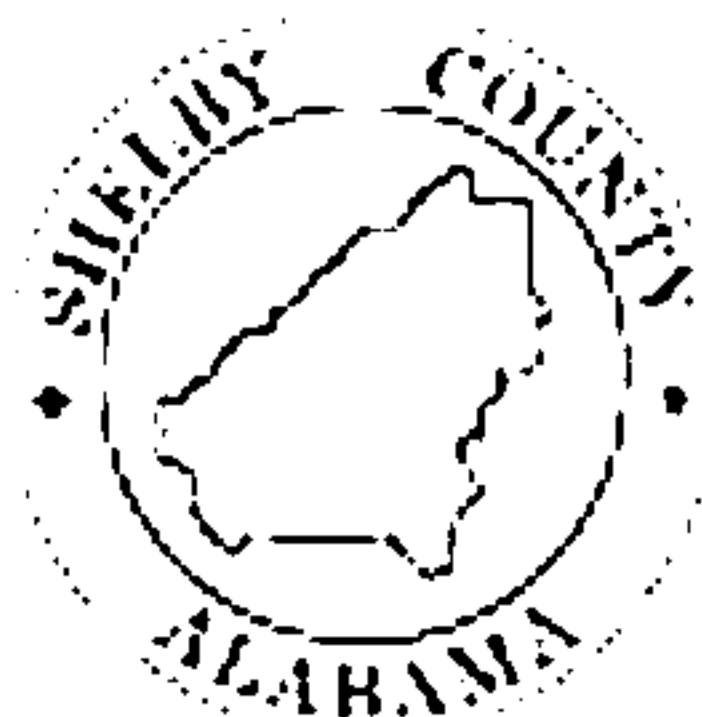
Unattested

JP  
(verified by)

Print Walter Keith Meherg

Sign Walter Keith Meherg  
(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  
 08/10/2017 11:50:33 AM  
 \$102.50 CHERRY  
 20170810000289630

*James W. Fuhrmeister*