

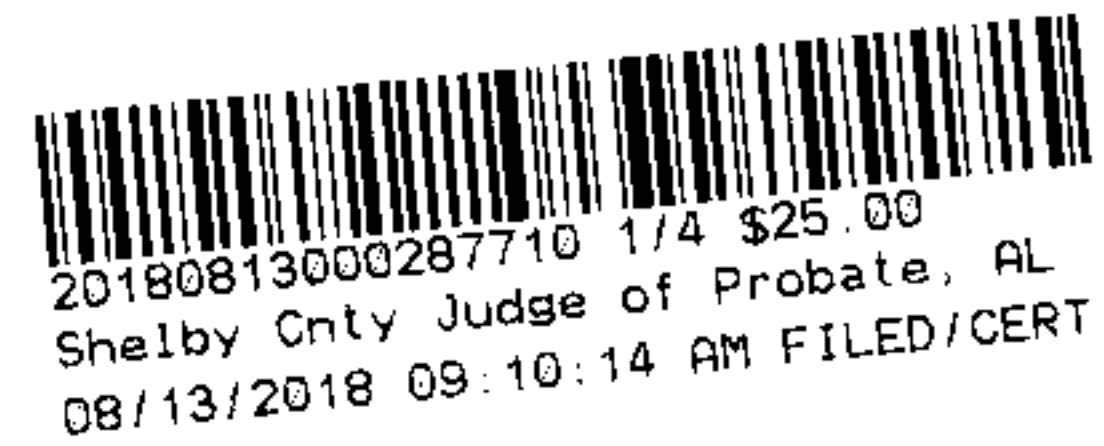
Prepared By and Return To:
Paul Michael Kemp
Access Title, LLC
Attn: Paul Kemp
600 Vestavia Parkway
Shelby Bldg * Ste. 263
Vestavia Hills, AL 35216
18-00223-RET

Send Property Tax Notice to:
Stephanie Washington
534 The Heights Lane
Birmingham, AL 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY



KNOW ALL MEN BY THESE PRESENTS that

Josef Volf Werker, a married man

For and in consideration of the sum of ONE HUNDRED NINETEEN THOUSAND ONE HUNDRED DOLLARS, (\$119,100.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

Stephanie Washington

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantee, his/her/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

See Exhibit "A" attached hereto and incorporated herein.

Source of Title: Corrective Deed, recorded on April 28th, 2017, at Instrument # 20170428000147530, Shelby County, Alabama Office of the Judge of Probate.

The subject property **is not** the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD the same unto the said Grantee, his/her/their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, his/her/their heirs and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 7th day of August, 2018.

Josef Volf Werker by Charleen Mullen
his attorney in fact

Josef Volf Werker
by Charleen Mullen his Attorney-in-Fact

STATE OF AL

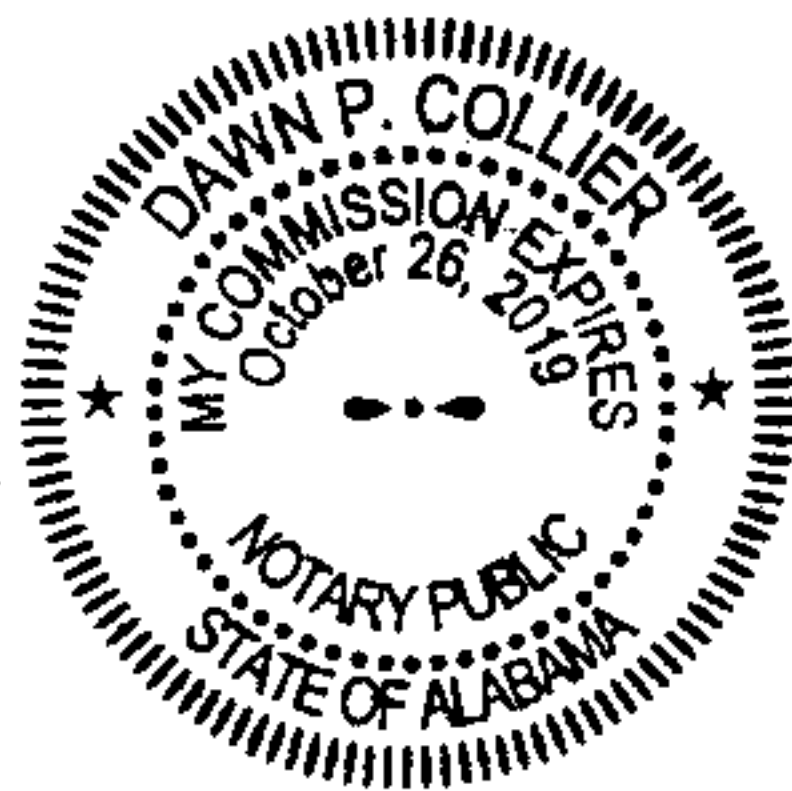
COUNTY OF Jefferson

I, Dawn P Collier, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Charleen Mullen as Attorney-in-fact for Josef Volf Werker** is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, in their capacity as attorney-in-fact, executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 7 day of August, 2018.

[Signature]
Notary Public
My Commission Expires: 10-26-19

[Notary Seal]





20180813000287710 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
08/13/2018 09:10:14 AM FILED/CERT

Exhibit "A"

Lot 127, according to the Final Plat of Town Side Square Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.



20180813000287710 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
08/13/2018 09:10:14 AM FILED/CERT

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Josef Volf Werker
Mailing Address: 12 Harbor
Hammonton, Israel
7312700

Grantee's Name: Stephanie Washington
Mailing Address: 534 The Heights Lane
Birmingham, AL 35244

Property Address:
534 The Heights Lane
Birmingham, AL 35244

Date of Sale: 8-2-18
Total Purchase Price: \$119,100.00
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 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 is 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: 8-2-18

____ Unattested
Verified by:

Print: Access Title, LLC

Sign: [Signature]
(Grantor/Grantee/Owner/AGENT) circle one

FORM RT-1

