


Send tax notice to:

HARVEY J. SCHWAB, JR.  
1572 HIGHWAY 1  
HELENA, AL, 35022

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2012357

  
20120823000315430 1/3 \$168.00  
Shelby Cnty Judge of Probate, AL  
08/23/2012 09:07:45 AM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Five Thousand and 00/100 Dollars (\$305,000.00) in hand paid to the undersigned, GARY L. ROSS and DONNA M. ROSS, Husband and Wife (hereinafter referred to as "Grantors") by HARVEY J. SCHWAB, JR. and PATRICIA A. SCHWAB (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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:

TRACT 3, ACCORDING TO THE AMENDED MAP OF KATIE LEE SURVEY, AS RECORDED IN MAP BOOK 28, PAGE 142, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT PROPERTY IS ONE AND THE SAME AS THAT CONVEYED TO GRANTORS BY DEED RECORDED IN INSTRUMENT NO. 2001-44875.**

SUBJECT TO:

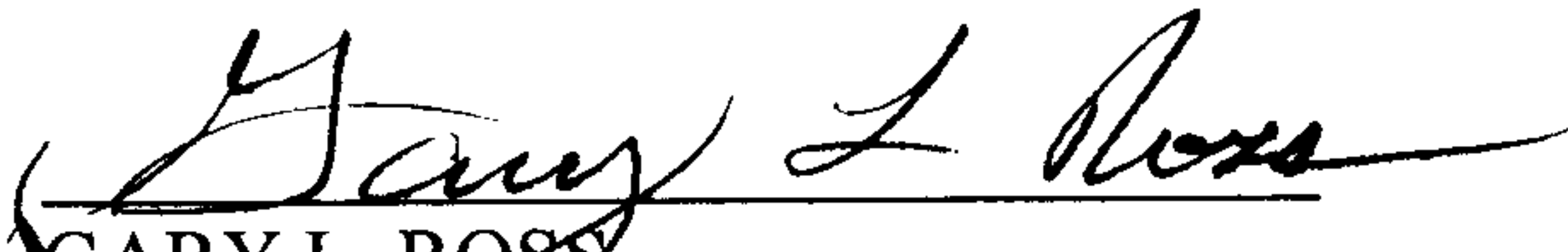

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
6. EASEMENTS, BUILDING LINES AND RESTRICTIONS AS SHOWN ON RECORDED MAP.
7. RESTRICTIONS AND COVENANTS APPARING OF RECORD IN INSTRUMENT NO. 1997-14796.
8. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 168, PAGE 151; DEED BOOK 138, PAGE 228 AND DEED BOOK 138, PAGE 350.
9. EASEMENT TO SOUTH CENTRAL BELL AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 317, PAGE 299.
10. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 28, PAGE 113.
11. EASEMENT OR ROADWAY ON THE EASTERLY SIDE OF LAND.
12. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.

Shelby County, AL 08/23/2012  
State of Alabama  
Deed Tax: \$150.00

\$155,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

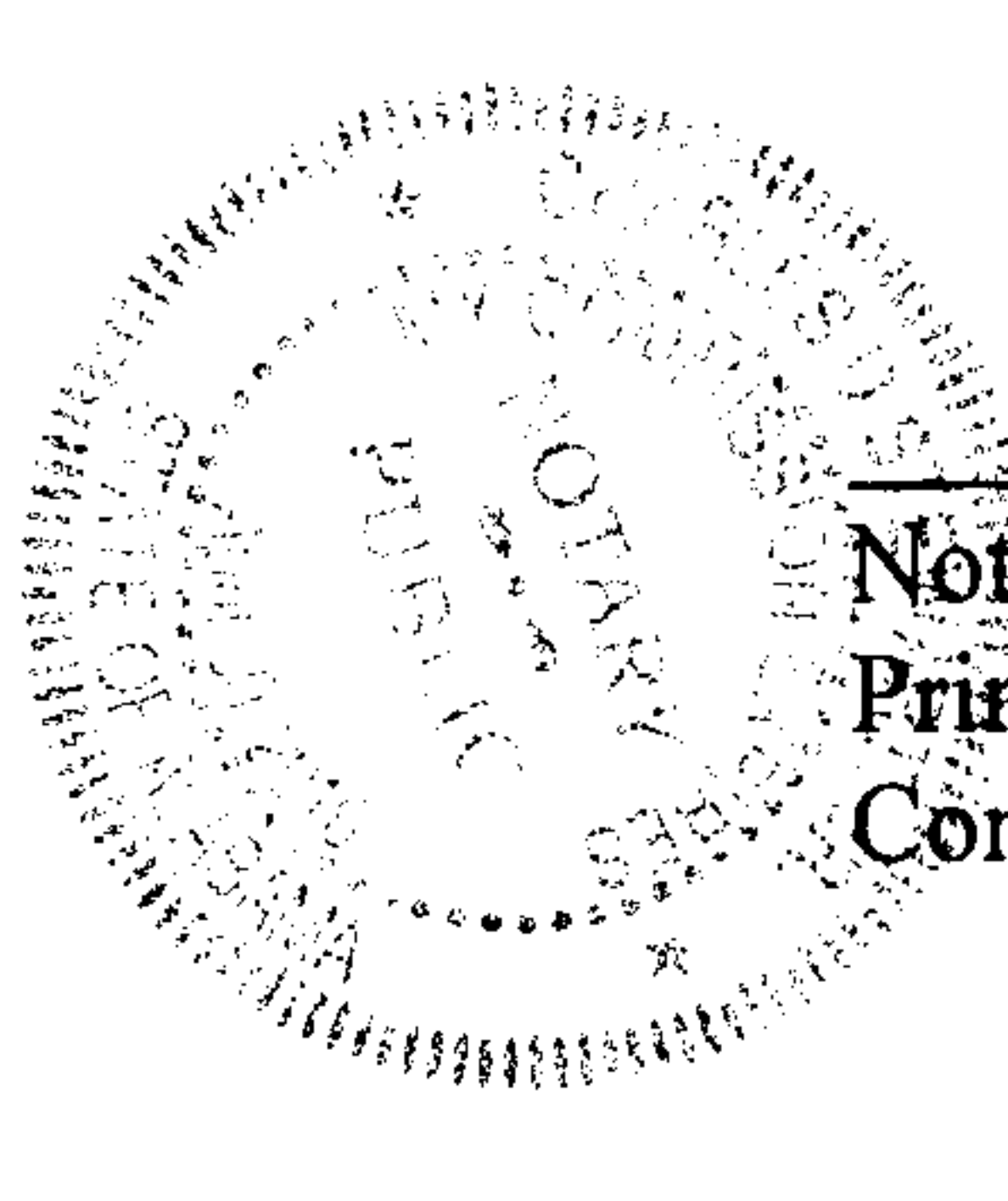
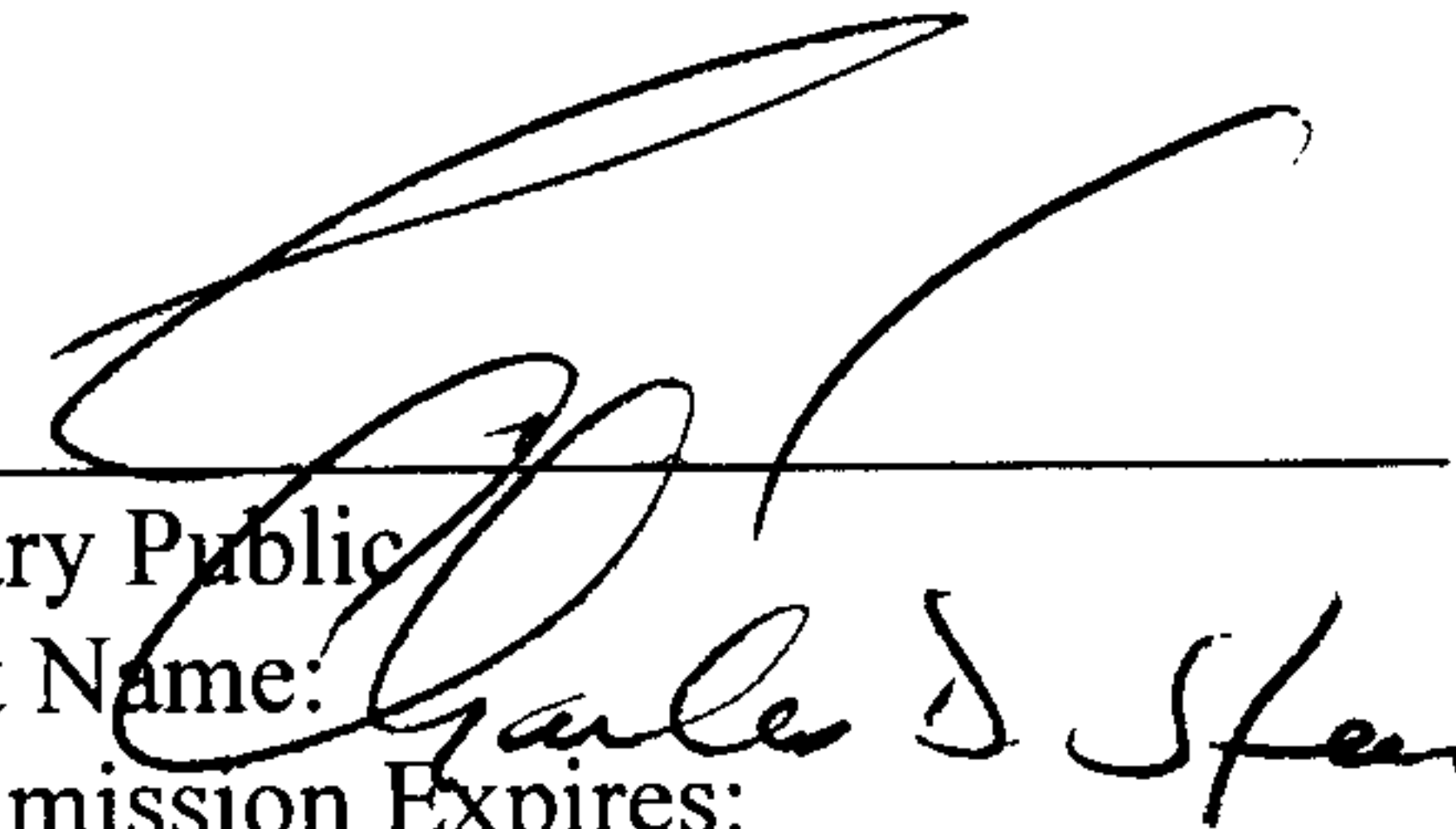
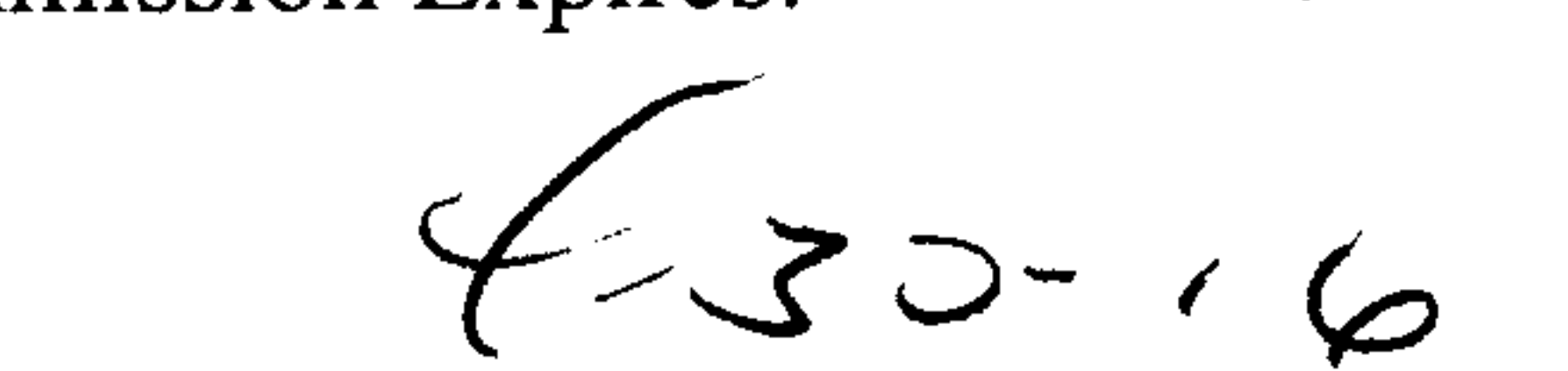
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 25th day of July, 2012.


  
GARY L. ROSS  
  
DONNA M. ROSS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GARY L. ROSS and DONNA M. ROSS, 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 25th day of July, 2012.

  
Notary Public  
Print Name:   
Commission Expires:   
4-30-16

  
20120823000315430 2/3 \$168.00  
Shelby Cnty Judge of Probate, AL  
08/23/2012 09:07:45 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 Gary Ross  
Mailing Address 2182 Old Cahaba Pl  
Helena AL 35080

Grantee's Name Harvey J. Schwab  
Mailing Address 1572 Highway 1  
Helena, AL 35022

Property Address 1572 Highway 1  
Helena, AL 35022

Date of Sale 7/25/12  
Total Purchase Price \$ 305,000.00


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

  
20120823000315430 3/3 \$168.00  
Shelby Cnty Judge of Probate, AL  
08/23/2012 09:07:45 AM FILED/CERT

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 \_\_\_\_\_

Print Gary L. Ross

☐ Unattested

(verified by)

Sign

Gary L. Ross  
Danah M. Ross  
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 14th DAY OF AUGUST, 2012.

NOTARY PUBLIC

Form RT-1