

Send tax notice to:  
GINA CHANCEY  
4928 STONECREEK WAY  
CALERA, AL, 350401

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2012408

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars (\$129,900.00) in hand paid to the undersigned, SIERRA BUILDING COMPANY, LLC, A LIMITED LIABILITY COMPANY (hereinafter referred to as "Grantor") by GINA CHANCEY (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 47, ACCORDING TO THE FINAL PLAT OF STONE CREEK, PHASE 5, PLAT ONE, LAKE SECTOR, AS RECORDED IN MAP BOOK 39, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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. SUCH STATE OF FACTS AS SHOWN ON FINAL PLAT OF STONE CREEK, PHASE 5, PLAT ONE, LAKE SECTOR, AS RECORDED IN MAP BOOK 39, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN DEED BOOK 211, PAGE 620, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
4. EASEMENT TO SOUTHERN NATURAL GAS COMPANY AS RECORDED IN DEED BOOK 88, PAGE 564 AND DEED BOOK 90, PAGE 241, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 103, PAGE 170; DEED BOOK 136, PAGE 330; DEED BOOK 129, PAGE 451 AND DEED BOOK 205, PAGE 674.
6. ANNEXATION INTO THE CITY OF CALERA AS RECORDED IN INSTRUMENT NO. 20060414000174780.
7. DISTRIBUTION EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20071114000522170.
8. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 20031218000815660 AND AMENDED IN INSTRUMENT NO. 20070807000369200 AND FIFTH AMENDMENT OT ADD PHASE V AS RECORDED IN INSTRUMENT NO. 20071010000471450, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. ARTICLES OF INCORPORATION OF STONE CREEK HOMEOWNERS' ASSOCIATION, INC. AS RECORDED IN INSTRUMENT NO. 20031218000815670.



20120827000319670 2/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
08/27/2012 09:09:43 AM FILED/CERT

\$132,551.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors,  
administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee,  
his/her heirs, executors, administrators 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 Grantee, their heirs,  
executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, SIERRA BUILDING COMPANY,  
LLC, by BILLY GOSSETT, its MEMBER, who is authorized to execute this  
conveyance, has hereunto set its signature and seal on this the 23rd day of August, 2012.

SIERRA BUILDING COMPANY, LLC

  
BY: BILLY GOSSETT  
ITS: MEMBER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that BILLY GOSSETT, whose name as MEMBER of SIERRA BUILDING  
COMPANY, LLC is signed to the foregoing instrument, and who known to me,  
acknowledged before me on this day, that, being informed of the contents of the said  
instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 23rd day of August, 2012.

  
Notary Public

Print Name:

Commission Expires:

Charles D. Stewart  
6-30-16



**Real Estate Sales Validation Form**

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

<b>Grantor's Name</b>	Sierra Building Company LLC	<b>Grantee's Name</b>	Gina Chancey
<b>Mailing Address</b>	PO Box 612 Helena, AL 35080	<b>Mailing Address</b>	4928 Stonecreek Way Calera, AL 35040
<b>Property Address</b>	4828 Stonecreek Way Calera, AL 35040	<b>Date of Sale</b>	8/23/12
		<b>Total Purchase Price</b>	\$ 129,900
		or	
		<b>Actual Value</b>	\$
		or	
		<b>Assessor's Market Value</b>	\$

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 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 Billy Gosselt  
\_\_\_\_ Unattested \_\_\_\_\_ Sign \_\_\_\_\_

(verified by) \_\_\_\_\_ (Grantor/Grantee/Owner/Agent) circle one  
Sworn to and subscribed before me this the 23rd day of August, 2012

**Form RT-1**

Notary Public