

SEND TAX NOTICE TO:

Richard J. Lutz
60 Cardinal St.
Montevallo, AL 35115

WARRANTY DEED

Value: \$29,500.00



20120830000327610 1/2 \$15.50
Shelby Cnty Judge of Probate, AL
08/30/2012 12:22:15 PM FILED/CERT

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100 DOLLARS (\$500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Your Choice Properties, LLC

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Richard J. Lutz, a married man

(herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at a point 1337.9 feet North and 714.7 feet West of the center stake of Northwest quarter, Section 5, Township 22 South, Range 3 West, Shelby County, Alabama; run South 89 degrees 50 minutes East 184.2 feet; thence run North 24 degrees 14 minutes West 135.2 feet; thence North 89 degrees 50 minutes West 128.4 feet; thence South 0 degrees 10 minutes West 123.0 feet to Point of Beginning, being part of the North half of the Northwest quarter of Section 5, Township 22 South, Range 3 West Shelby County, Alabama.

Being situated in Shelby County, Alabama

SUBJECT, HOWEVER, TO ALL COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, CONDITIONS, LIENS AND OTHER RIGHTS OF WHATEVER NATURE APPEARING OF RECORD; AND FURTHER SUBJECT TO ANY STATEMENT OF FACTS AN ACCURATE SURVEY WOULD SHOW.

This property is not the homestead of the grantor nor the grantees, nor their spouses.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD to the said GRANTEE his 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 5th day of June, 2012.

Your Choice Properties, LLC

Jo Marie Parker (Seal)
Jo Marie Parker
Managing Member

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jo Marie Parker the Managing Member, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June, 2012.

commission expires

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 19, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS**

Notary Public

Georgina Squire

My

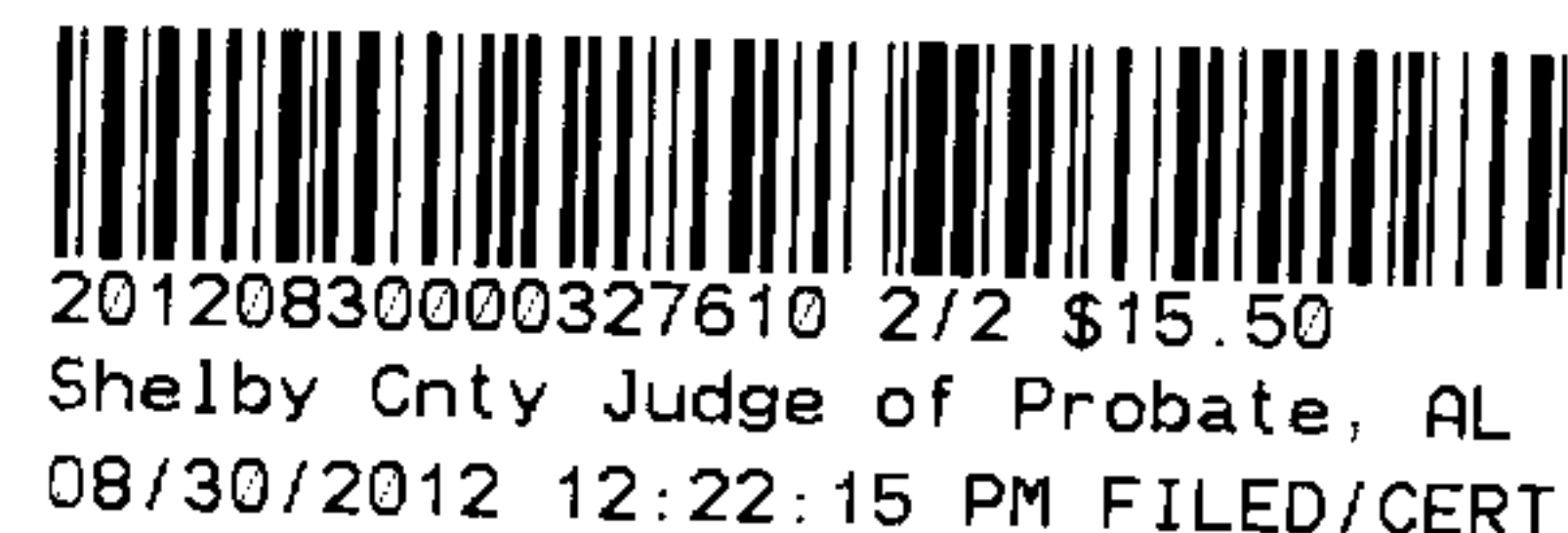
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Your Choice Properties, LLC Grantee's Name Richard J. Lutz
Mailing Address P.O. Box 190026 Mailing Address 60 Cardinal Street
Birmingham, AL 35219 Montevallo, AL 35115

Property Address 3567 Highway 22 Date of Sale 6/5/2012
Montevallo, AL 35115 Total Purchase Price \$29,500.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 8/29/2012 Print To Marie Parker
Unattested [Signature] Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1