

This instrument is prepared by:

John H. Henson
1220 Alford Ave
Birmingham, AL 35226

SEND TAX NOTICE TO:

Scott M. North and Michele Y. North
213 Ledge Circle
Birmingham, AL 35242



20120904000332130 1/3 \$64.50
Shelby Cnty Judge of Probate, AL
09/04/2012 11:34:53 AM FILED/CERT

Shelby County, AL 09/04/2012
State of Alabama
Deed Tax: \$46.50

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Sixty-One Thousand Five Hundred And No/100 Dollars (\$461,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Chad C. Eiler and Ashley Eiler, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Scott M. North and Michele Y. North (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Four Hundred Fifteen Thousand Three Hundred Fifty And No/100 Dollars (\$415,350.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 24, 2012.



Chad C. Eiler

Ashley Eiler

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chad C. Eiler and Ashley Eiler, whose name(s) 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 24th day of August, 2012 .

Notary Public

Commission Expires:

JOHN HARWELL HENSON
Notary Public, Alabama State At Large
My Commission Expires Nov. 21, 2015

EXHIBIT "A"

Lot 1817, according to the Map of Highland Lakes, 18th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26, Page 130, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument # 1994-07111 and amended in Instrument # 1996-17543 and amended in Instrument # 1999-31095 in the Probate Office of Shelby County, Alabama, (Which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").



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Real Estate Sales Validation Form

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

Grantor's Name Chad C & Ashley Eiler
Mailing Address 71 Mount Laurel Ave.
Birmingham, AL 35242

Grantee's Name Scott M & Michelle Y North
Mailing Address 213 Ledge Circle
Birmingham, AL 35242

Property Address 213 Ledge Circle
Birmingham, AL 35242

Date of Sale 8/24/12
Total Purchase Price \$ 461,500

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 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 8/31/12

Print Emily Schuler

Unattested

Sign Emily Schuler
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1