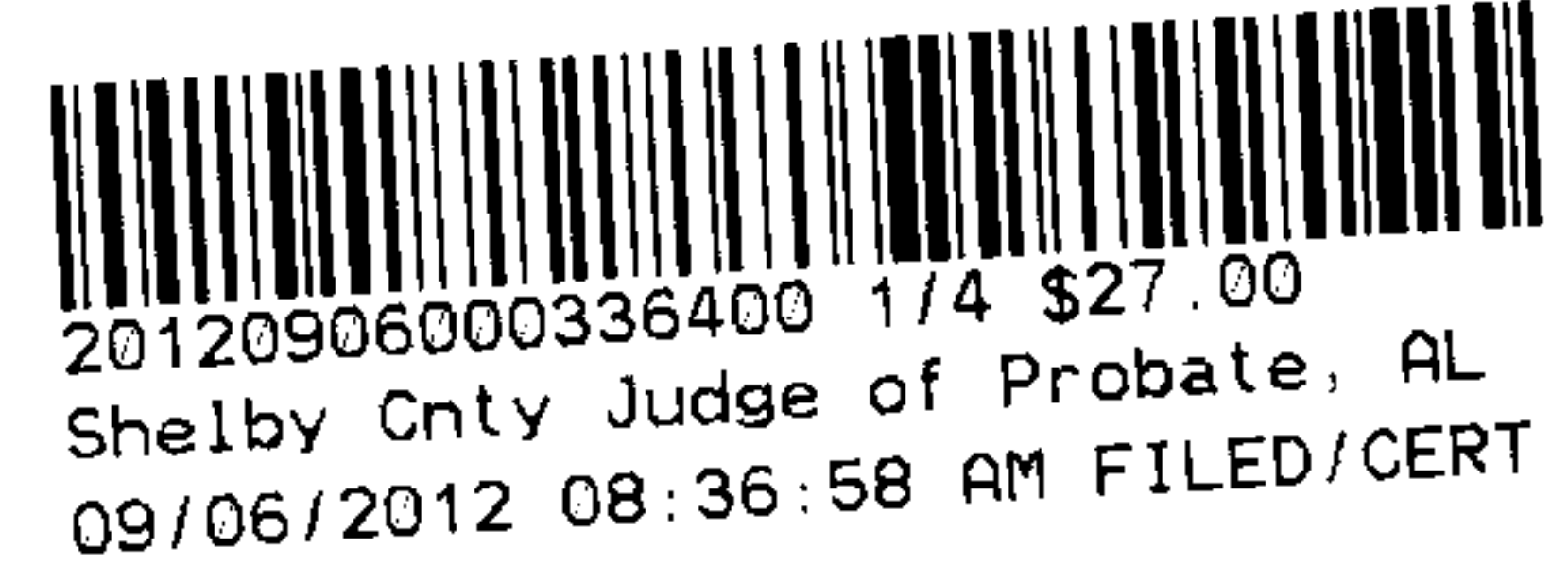


**THIS INSTRUMENT PREPARED BY:**

George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICE TO:**  
MATTHEW L. ENGLAND  
1783 INDIAN HILLS ROAD  
PELHAM, ALABAMA 35124

**WARRANTY DEED**



**STATE OF ALABAMA            )**

**SHELBY COUNTY    )**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One   Hundred Eighty Eight Thousand Seven Hundred Fifty and 00/100 Dollars (\$188,750.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, RYAN C. SPLITTGERBER AND BRIENNE SPLITTGERBER, HUSBAND AND WIFE (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto MATTHEW L. ENGLAND (herein referred to as "Grantee"), , all of their right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:



SEE EXHBIT A FOR LEGAL DESCRIPTION

\$182,874.00 OF THE PURCHASE PRICE WAS DERIVED FROM A MORTGAGE LOAN  
CLOSED SIMULTANEOUSLY HEREWITH

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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, and his assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and his assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 16<sup>th</sup> day of AUGUST, 2012.

  
**BRIENNE SPLITTGERBER** acting by and through his  
  
**RYAN C. SPLITTGERBER ACTING BY AND**  
**THROUGH HIS ATTORNEY IN FACT BRIENNE**  
**SPLITTGERBER**

STATE OF ALABAMA )

SHELBY COUNTY )

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

Given under my hand and official seal this 16<sup>th</sup> day of AUGUST, 2012.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/27/2012

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RYAN C. SPLITTGERBER, acting by and through his attorney in fact, BRIENNE SPLITTGERBER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, she in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of AUGUST, 2012.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/27/2012



20120906000336400 2/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
09/06/2012 08:36:58 AM FILED/CERT


## EXHIBIT A

### Parcel I:

Lot 2, Block 11, according to the survey of Indian Hills, First Addition, Second Sector, as recorded in Map Book 5, Page 7, in the Probate Office of Shelby County, Alabama, LESS AND EXCEPT the following described property: Commence at the Southeast corner of Lot 2, Block 11, Indian Hills, First Addition to Second Sector, as recorded in Map Book 5, Page 7; from the point of beginning thus obtained thence run in a Northerly direction along the East line of said Lot 2 for a distance of 160 feet; thence turn an angle to the left of 118 degrees 49 minutes 02 seconds and run in a Southwesterly direction for a distance of 116.97 feet to a point on the Southwesterly property line of said Lot 2; thence turn an angle to the left of 105 degrees 52 minutes 08 seconds and run in a Southeasterly direction along the Southwesterly property line of said Lot 2 for a distance of 145.74 feet to the point of beginning.

### Parcel II:

Commence at the Southeast corner of Lot 2, Block 11, according to the survey of Indian Hills, First Addition, Second Sector, as recorded in Map Book 5, Page 7, in the Probate Office of Shelby County, Alabama; thence run in a Northwesterly direction along the Southwesterly line of said Lot 2 for a distance of 145.74 feet to the point of beginning, from the point of beginning thus obtained thence continue along last described course for a distance of 219.16 feet to a point on the right-of-way line of Indian Hills Road; thence turn an angle to the left of 90 degrees (said angle being measured from last described course to the tangent of the following course, said course being situated on a curve to the right, said curve having a central angle of 4 degrees 27 minutes 20 seconds and a radius of 1,215.16 feet); thence along the arc of said curve in a Southwesterly direction for a distance of 94.44 feet; thence turn an angle to the left of 117 degrees 23 minutes 59 seconds (said angle being measured from tangent of last described course to the following course) and run in a Southeasterly direction for a distance of 241.98 feet to the point of beginning.

  
20120906000336400 3/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
09/06/2012 08:36:58 AM FILED/CERT

Shelby County, AL 09/06/2012  
State of Alabama  
Deed Tax: \$6.00

# Real Estate Sales Validation Form

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

Grantor's Name Ryan Splitter  
Mailing Address Ch. George M. Vaughn  
300 Cahoon Park Circle SE  
Birmingham AL 35244

Grantee's Name Matthew L. England  
Mailing Address 1783 Indian Hills Road  
Pelham, AL 35124


Property Address 1783 Indian Hills Road  
Pelham AL 35124

Date of Sale 8/15/2011  
Total Purchase Price \$ 188,750  
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

  
20120906000336400 4/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
09/06/2012 08:36:58 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 8/15/2011

Print

George M. Vaughn

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1