


THIS DEED WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
Chet Daniel Acker


20120910000342050 1/3 \$103.00
Shelby Cnty Judge of Probate, AL
09/10/2012 01:46:38 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of EIGHTY FIVE THOUSAND DOLLARS and 00/100 (\$85,000.00) to the undersigned GRANTOR, FIRST EDUCATORS CREDIT UNION, [herein referred to as GRANTOR], in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto CHET DANIEL ACKER, [herein referred to as GRANTEE], the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

The East half of the Northeast quarter of Section 21, Township 19 South, Range 1 East, lying South of Pumpkin Swamp Road, less and except the East 625.65 feet thereof as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Street Address: 9514 Highway 51, Sterrett, Alabama 35147

SUBJECT TO:

- 1. Those taxes and special assessments which become due and payable subsequent to effective date.**
- 2. Any and all rights of redemption arising from that certain foreclosure sale as evidenced by that certain Foreclosure Deed dated October 27, 2011 and recorded October 31, 2011, in Instrument #20111031000326060 in the Probate Office of Shelby County, Alabama.**

TO HAVE AND TO HOLD the above-described property unto the said GRANTEE in fee simple, together with all and singular the tenements, heriditaments and appurtenances there unto belonging or in any wise appertaining and unto his heirs and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, FIRST EDUCATORS CREDIT UNION, by its LOAN MANAGER, STANLEY E. MITCHELL, who is authorized to execute this conveyance, has hereto set its signature and seal this 27 day of JUNE, 2012.

Shelby County, AL 09/10/2012
State of Alabama
Deed Tax: \$85.00

FIRST EDUCATORS CREDIT UNION

By: Stanley E. Mitchell

Its: LOAN MANAGER


STATE OF ALABAMA
COUNTY OF AT LARGE

I, the undersigned, a notary public in and for said county, in said state, hereby certify that LOAN MANAGER, whose name as Stanley E. Mitchell of FIRST EDUCATORS CREDIT UNION, 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, as such officer and with full authority, executed for and as the act of said corporation.

Given under my hand and official seal this 27 day of June, 2012.

John R. Pappas
NOTARY PUBLIC
My Commission Expires: Dec 17, 2012

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 17, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS


201209100000342050 2/3 \$103.00
Shelby Cnty Judge of Probate, AL
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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 FIRST EDUCATORS C.U.
Mailing Address 1810 MERCHANTS DR.
BIRMINGHAM, AL. 35243

Grantee's Name CHET DANIEL ACKER
Mailing Address 9514 HIGHWAY 51
STERRET, AL. 35147

Property Address 9514 HIGHWAY 51
STERRET, AL. 35147

Date of Sale JUNE 27, 2012
Total Purchase Price \$ 85,000.00

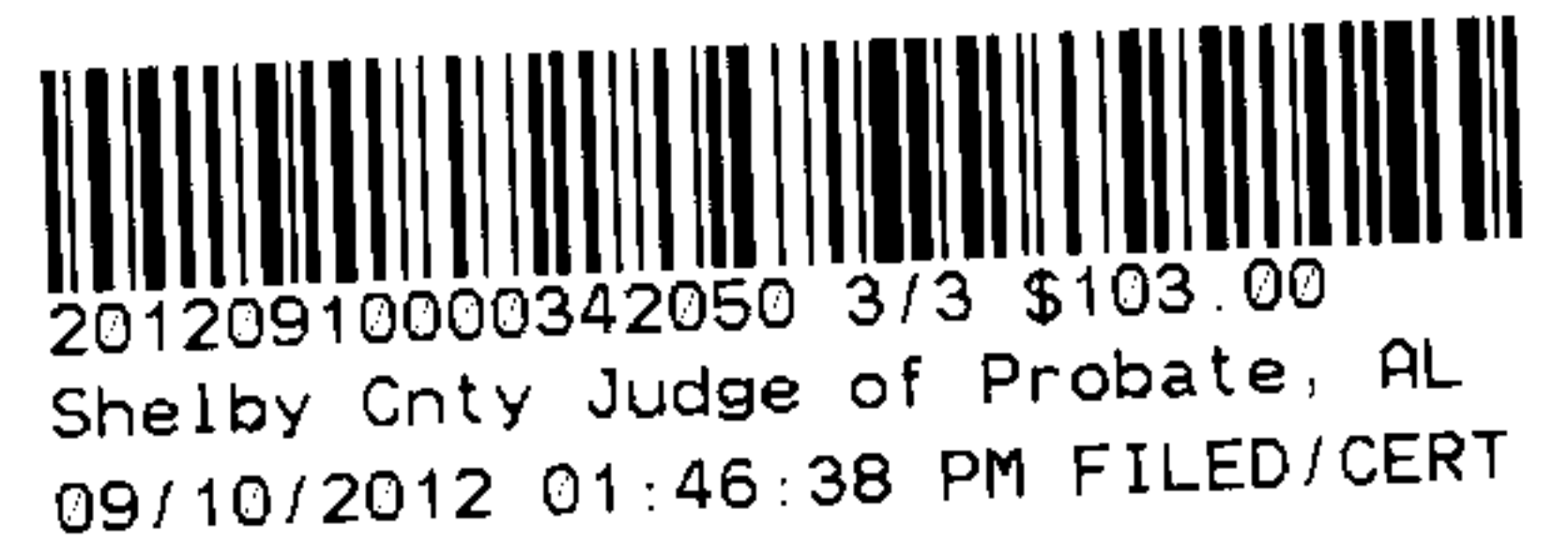
or
Actual Value \$ _____

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



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 9/5/12

☐ Unattested

(verified by)

Print Shannon R. Crull Closing Atty &
Signature [Signature] A/E for C.D. Acker
(Grantor/Grantee/Owner/Agent) circle one