

Send Tax Notice to:

KATELYN MARSHALL

220 Ammersee Lakes Dr.  
Montevallo, AL 35115



20120918000354150 1/4 \$23.50  
Shelby Cnty Judge of Probate, AL  
09/18/2012 11:51:39 AM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

**STATUTORY WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that **HOMESMITH, LLC**, an Alabama Limited Liability Company (“Grantor”), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor paid by **KATELYN MARSHALL**, (“Grantee”), the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property:

**LOT 6A, ACCORDING TO THE SURVEY OF AMMERSEE LAKES RESURVEY, AS RECORDED IN MAP BOOK 32, PAGE 132, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; SITUATED, LYING AND BEING IN SHELBY COUNTY, ALABAMA.**

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**SIMULTANEOUSLY WITH THE DELIVERY OF THIS DEED, GRANTEES HEREIN HAVE EXECUTED A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$117,826.00 TO RENASANT BANK TO SECURE AN AMOUNT BORROWED TO FINANCE THE PURCHASE OF THE ABOVE DESCRIBED PROPERTY.**

This conveyance is subject to:

1. Ad valorem property taxes for the 2012 tax year and all subsequent years.
2. All rights of redemption.
3. All easements, restrictions, reservations, encumbrances and other matters appearing of record.
4. Zoning and building laws, rules, regulations and ordinances.
5. Matters that would be disclosed by an accurate survey of the Property.
6. Restrictions appearing of record in Volume 2001, Page 29304; Volume 2003, Page 65510, Volume 2005, Page 56425, Instrument Number 2002-12491, and an addendum in Instrument Number 20030929000655100, and 2nd amendment in Instrument Number 20051031000564250.

Shelby County, AL 09/18/2012  
State of Alabama  
Deed Tax: \$2.50

7. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument Number 2002-6367.
8. Agreement to City of Montevallo recorded in Instrument Number 2002-13452.
9. Right of way to City of Montevallo recorded in Instrument Number 2002-12568.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

**GRANTOR** makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.


**TO HAVE AND TO HOLD** unto Grantee and its successors and assigns in fee simple forever.

THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS," "WHERE-IS" "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

**IN WITNESS WHEREOF**, Grantor has caused this conveyance to be duly executed this 10th day of September, 2012.

**HOMESMITH, LLC**, an Alabama Limited Liability Company

By:   
JOHN H. STREET, JR., MEMBER

  
20120918000354150 2/4 \$23.50  
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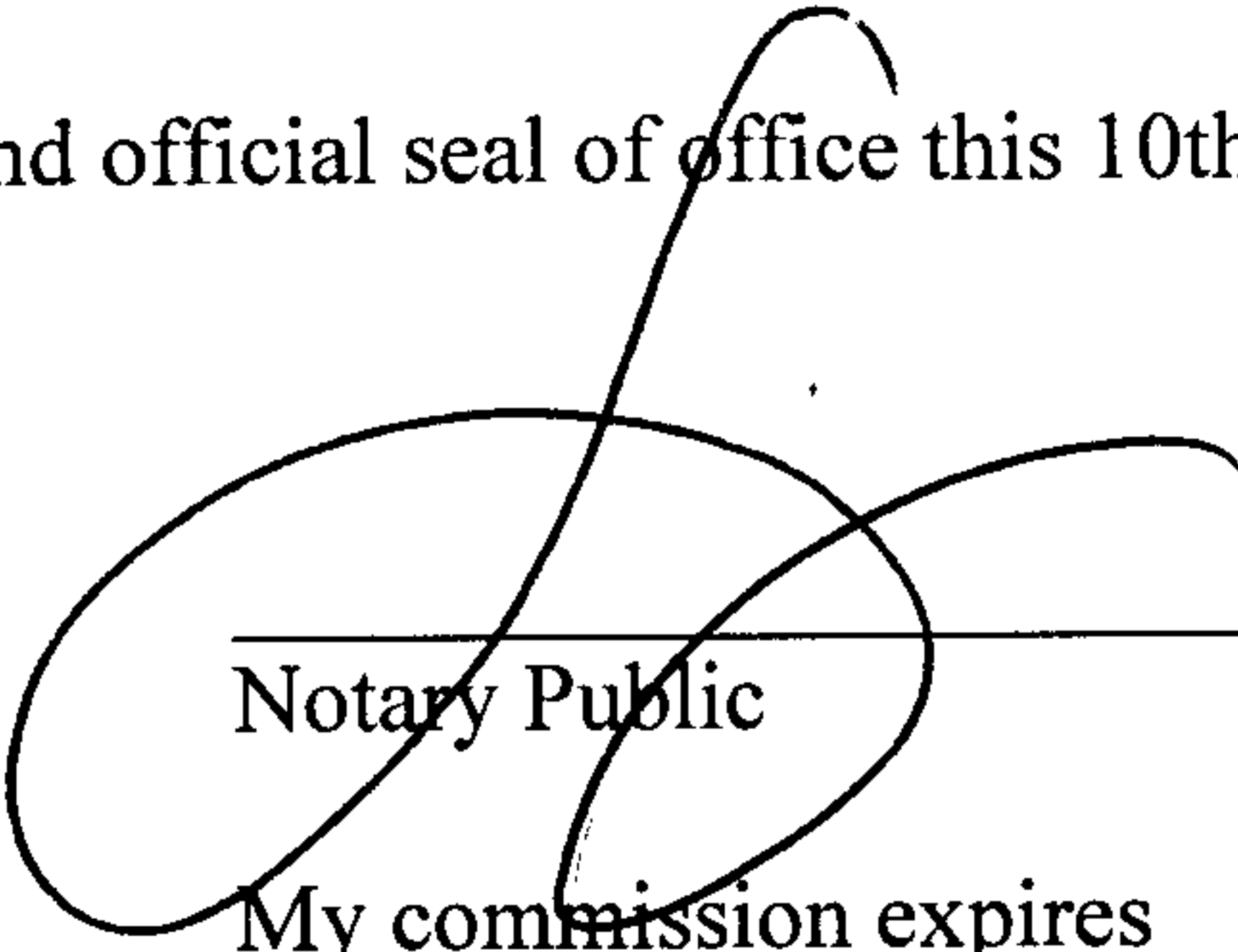
STATE OF ALABAMA )

:

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that JOHN H. STREET, JR. whose name as MEMBER of HOMESMITH, LLC, an Alabama Limited Liability Company, 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 member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal of office this 10th day of September, 2012.

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


LONI A. PUMPHREY  
Notary Public  
Alabama  
Commission Expires 09/17/2013

[NOTARIAL SEAL]

My commission expires \_\_\_\_\_

This instrument prepared by:

WILSON, DILLON, PUMROY & JAMES, L.L.C.  
1431 LEIGHTON AVENUE  
ANNISTON, ALABAMA 36207  
(256) 236-4222

  
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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 HOMESMITH, LLC
Mailing Address 5800 Feldspar Way Hoover, Alabama 35244

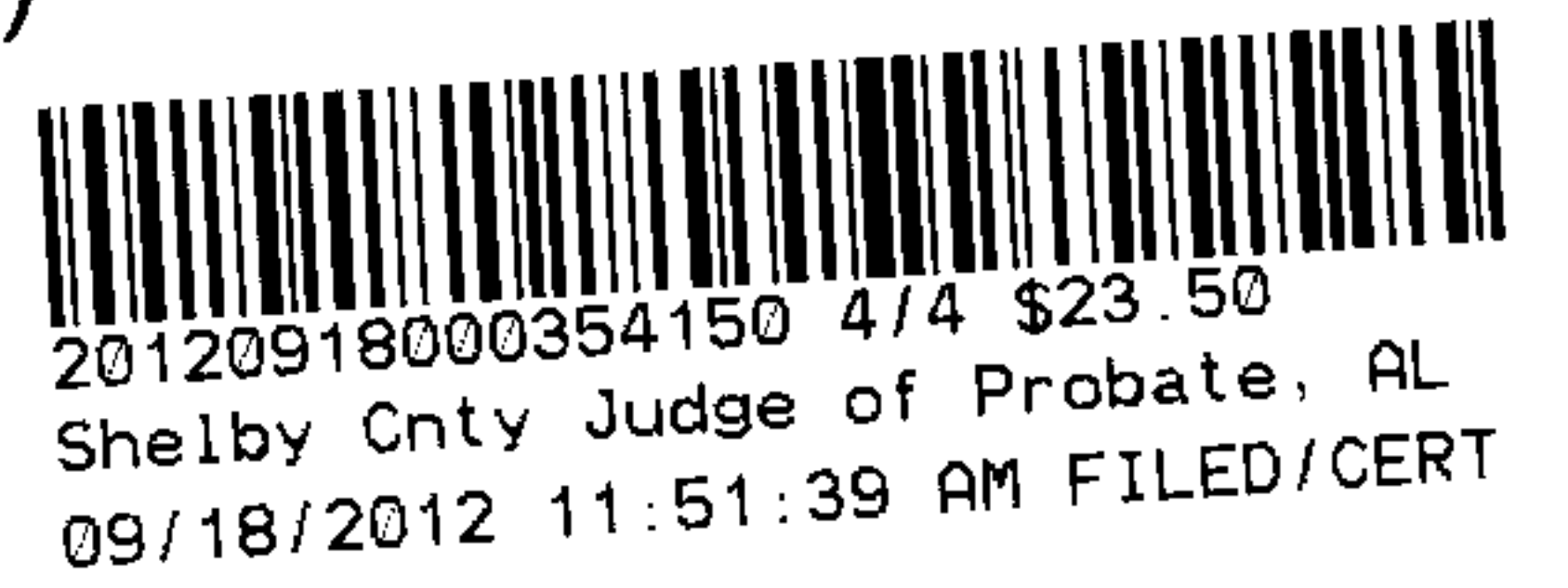
Grantee's Name KATELYN MARSHALL
Mailing Address 220 Ammersee Lakes Montevallo, Alabama 35115

Property Address 220 AMMERSEE LAKES DR. MONTEVALLO, AL 35115

Date of Sale 09/10/2012
Total Purchase Price \$ 120,000.00
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 9/10/12

Print Home Smith, LLC

Unattested (verified by)

Sign by [Signature], its member (Grantor/Grantee/Owner/Agent) circle one

Print Form