

Send tax notice to:

MARK D. VANDERWAL
116 MAPLE STREET
MAYLENE, AL, 35114

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2012428

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$79,900.00) in hand paid to the undersigned, JOAN THAMES NOLEN, A MARRIED WOMAN (hereinafter referred to as "Grantors") by MARK D. VANDERWAL and SAMANTHA VANDERWAL (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 57, ACCORDING TO THE MAP OF WOODLAND HILLS, FIRST PHASE, 4TH SECTION AS RECORDED IN PLAT BOOK 6, PAGE 24, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA..

SUBJECT TO:


1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S).
3. RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 6, PAGE 24.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN VOLUME 107, PAGE 526.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE AS DEFINED BY THE CODE OF ALABAMA.

\$78,452.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 09/19/2012
State of Alabama
Deed Tax: \$1.50


20120919000357590 1/3 \$19.50
Shelby Cnty Judge of Probate, AL
09/19/2012 02:25:09 PM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 28th day of August, 2012.


JOAN THAMES NOLEN

STATE OF ALABAMA
COUNTY OF SHELBY


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

Given under my hand and official seal this the 28th day of August, 2012.


Notary Public

Print Name: Charles J. Stewart

Commission Expires: 8-30-16


20120919000357590 2/3 \$19.50
Shelby Cnty Judge of Probate, AL
09/19/2012 02:25:09 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Joan Thomas Nolan
Mailing Address 2175 East Lake Rd
Atlanta GA 30307

Grantee's Name Mark D Vanderwal
Mailing Address Samantha Vanderwal
116 Maple St
Maylene AL 35114

Property Address 116 Maple St
Maylene AL 35114

Date of Sale 8-28-12
Total Purchase Price \$ 79,900
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



20120919000357590 3/3 \$19.50
Shelby Cnty Judge of Probate, AL
09/19/2012 02:25:09 PM 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 8/28/12

Print Valerie England

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Sworn to and subscribed before me this the 28th day of August, 2012

Form RT-1

