

Prepared by:
MALCOLM S. MCLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

20121003000378610 1/2 \$64.00
Shelby Cnty Judge of Probate, AL
10/03/2012 02:09:09 PM FILED/CERT

Send Tax Notice to:
Christopher M. Grund
112 High Crest Road
Pelham, AL 35124

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$325,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **CHERYL FLETCHER and RAY FINLAYSON, wife and husband** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **CHRISTOPHER M. GRUND** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 4, according to the Survey of Oak Crest, Sector One, as recorded in Map Book 20, page 128, in the Probate office of Shelby County, Alabama.

\$276,250.00 of the purchase price is being paid with a purchase money mortgage being recorded simultaneously herewith.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with his heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and except for any Restrictions, Exceptions, Easements, Agreements and/or Covenants pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 28th day of September, 2012.

Chery Fletcher

CHERYL FLETCHER

Ray Finlays

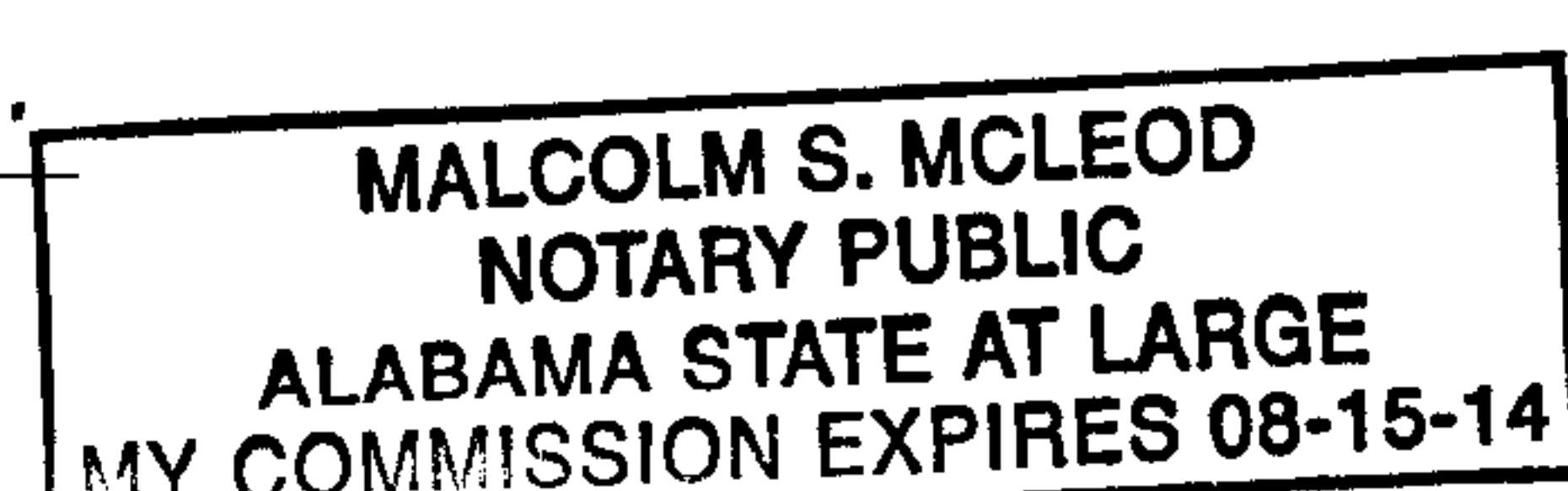
RAY FINLAYSON

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **CHERYL FLETCHER and RAY FINLAYSON**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of September, 2012.

NOTARY PUBLIC
My commission expires:



Shelby County, AL 10/03/2012
State of Alabama
Deed Tax: \$49.00

Real Estate Sales Validation Form

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

Grantor's Name	<u>CHERYL FLETCHER & RAY FINLAYSON</u>	Grantee's Name	<u>CHRISTOPHER M. GRUND</u>
Mailing Address	<u>112 HIGH CREST ROAD</u>	Mailing Address	<u>112 HIGH CREST ROAD</u>
	<u>PELHAM, AL 35124</u>		<u>PELHAM, AL</u>
			<u>35124</u>

Property Address	<u>112 HIGH CREST ROAD</u>	Date of Sale	<u>9/28/12</u>
	<u>PELHAM, AL</u>	Total Purchase Price \$	<u>325,000.00</u>
	<u>35124</u>	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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	


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If the conveyance document presented for recordation contains all of the 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.

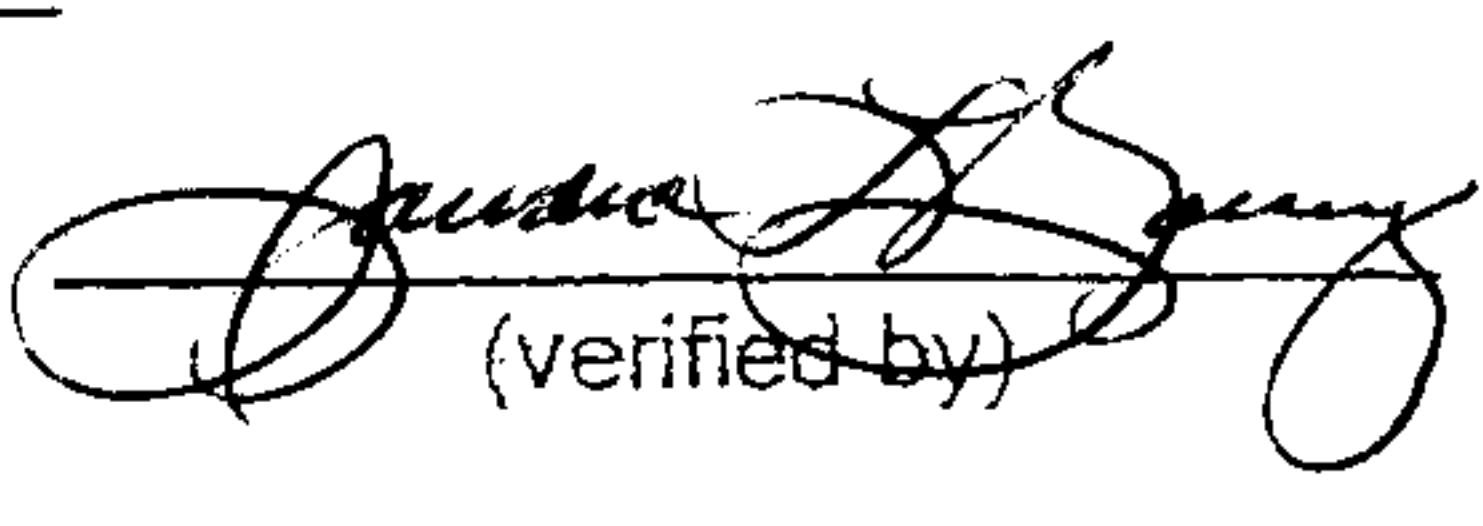
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 10/1/12 Print MALCOLM S. MCLEOD

Unattested  Sign 
 (verified by)  (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

**My Commission Expires
3/8/14**