


This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Jason Edward Portera and
Lauren Brooke Portera
2142 Baneberry Drive
Hoover, AL 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)


20121009000387100 1/4 \$37.50
Shelby Cnty Judge of Probate, AL
10/09/2012 01:53:35 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of

Three Hundred Twenty Five Thousand Dollars and 00/100-----

(\$ 325,000.00*****) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged,

Christian B. Stout and Lori A. Stout, husband and wife

(hereinafter grantor), does hereby grant, bargain, sell and convey unto

Jason Edward Portera and Lauren Brooke Portera

(hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:

See Exhibit "A" attached hereto and incorporated herewith as though full set out herein.

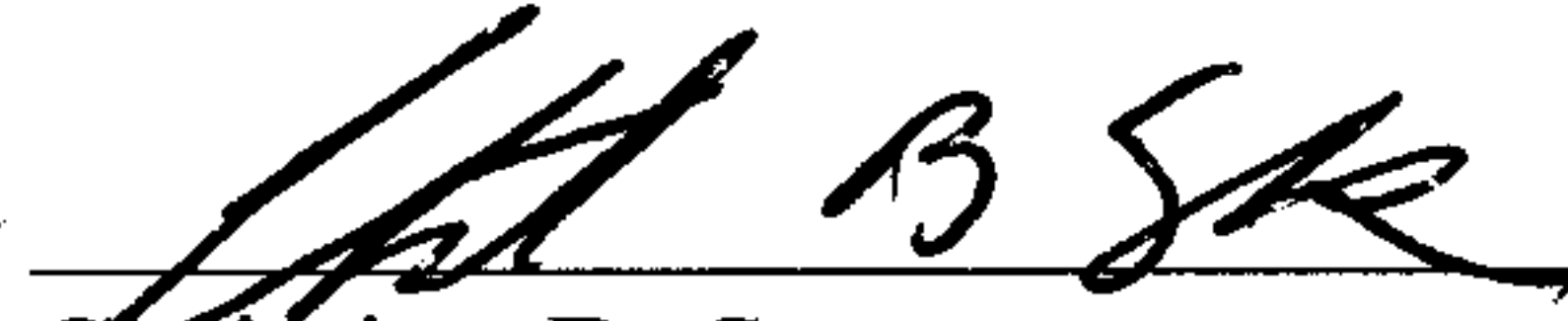
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$ 308,750.00***** of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, and Grantee's heirs, beneficiaries, successors and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and Grantee's heirs, beneficiaries, successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said GRANTEE, and Grantee's heirs, beneficiaries, successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 10/09/2012
State of Alabama
Deed Tax: \$16.50

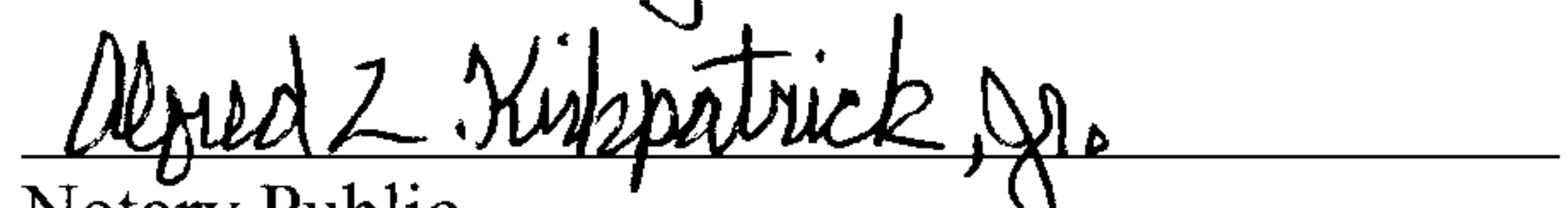
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 24th day of September, 2012.

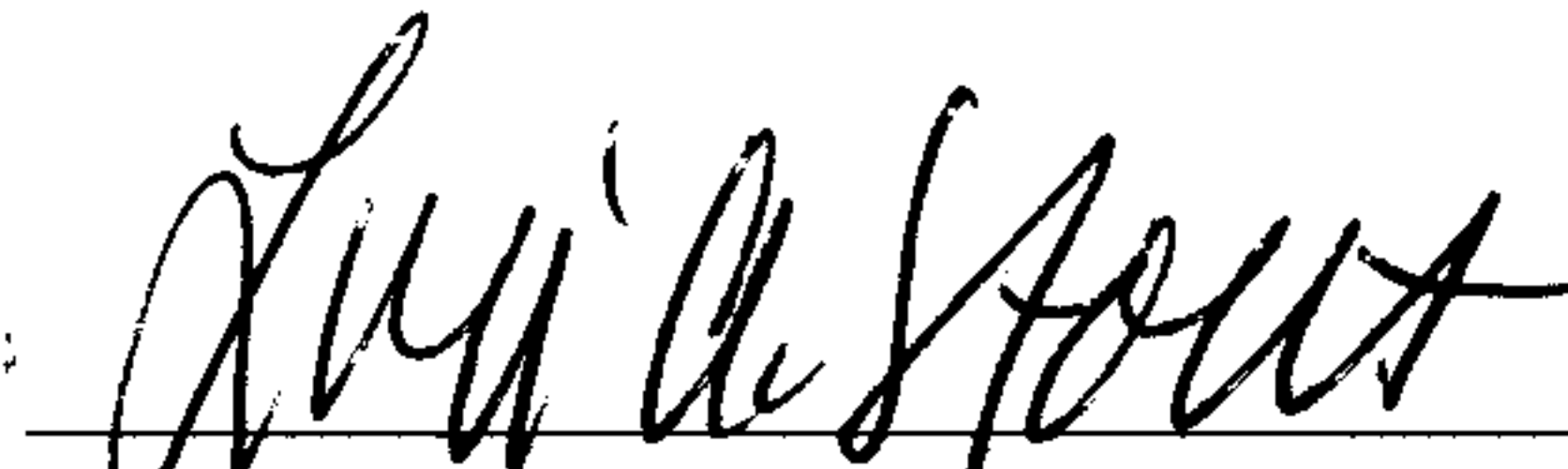

Christian B. Stout

STATE OF Alabama
Jefferson COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Christian B. Stout, husband of Lori A. Stout, whose name 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 executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 4th day of August, 2012.



Notary Public
My Commission Expires: 11-03-2013


Lori A. Stout

STATE OF Alabama
Jefferson COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Lori A. Stout, wife of Christian B. Stout, whose name 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, she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 4th day of August, 2012.


Notary Public
My Commission Expires: 11-03-2013



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EXHIBIT "A"

Lot 2720, according to the Survey of Riverchase Country Club, 27th Addition, as recorded in Map Book 11, Page 56 A & B, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.



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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 Christian B. Stout and
Mailing Address Lori A. Stout
8245 Wycliffe Drive
Cincinnati, OH 45244

Grantee's Name Jason Edward Portera and
Mailing Address Lauren Brooke Portera
2142 Baneberry Drive
Hoover, AL 35244

Property Address 2142 Baneberry Drive
Hoover, AL 35244

Date of Sale 09/24/2012

Total Purchase Price \$ 325,000.00

or

Actual Value \$

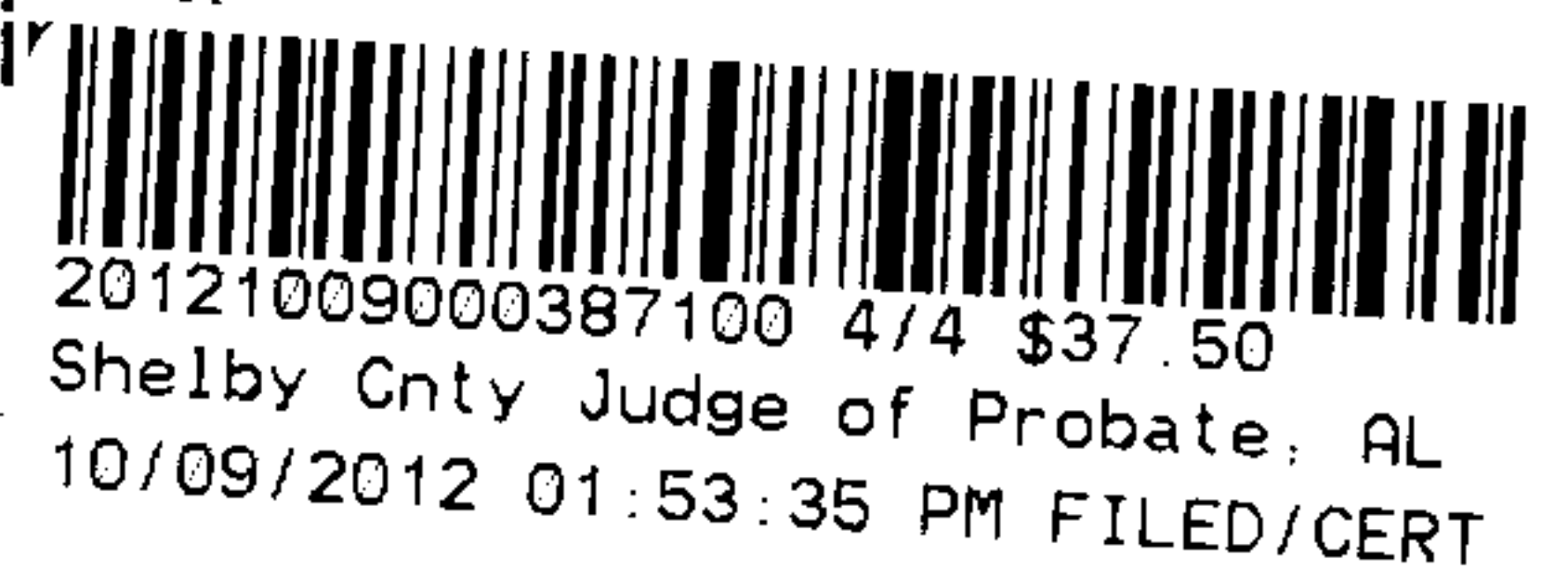
or

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 9/24/12

Print Sandy F. Johnson

Unattested
(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1