

20121101000419990 1/4 \$61.50
Shelby Cnty Judge of Probate, AL
11/01/2012 01:31:15 PM FILED/CERT

Shelby County, AL 11/01/2012
State of Alabama
Deed Tax: \$40.50

Commitment Number: 310520
Seller's Loan Number: 665919

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

NationalLink

300 Corporate Center Drive, Suite 300

Moon Twp, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
10-5-21-0-002-003-041

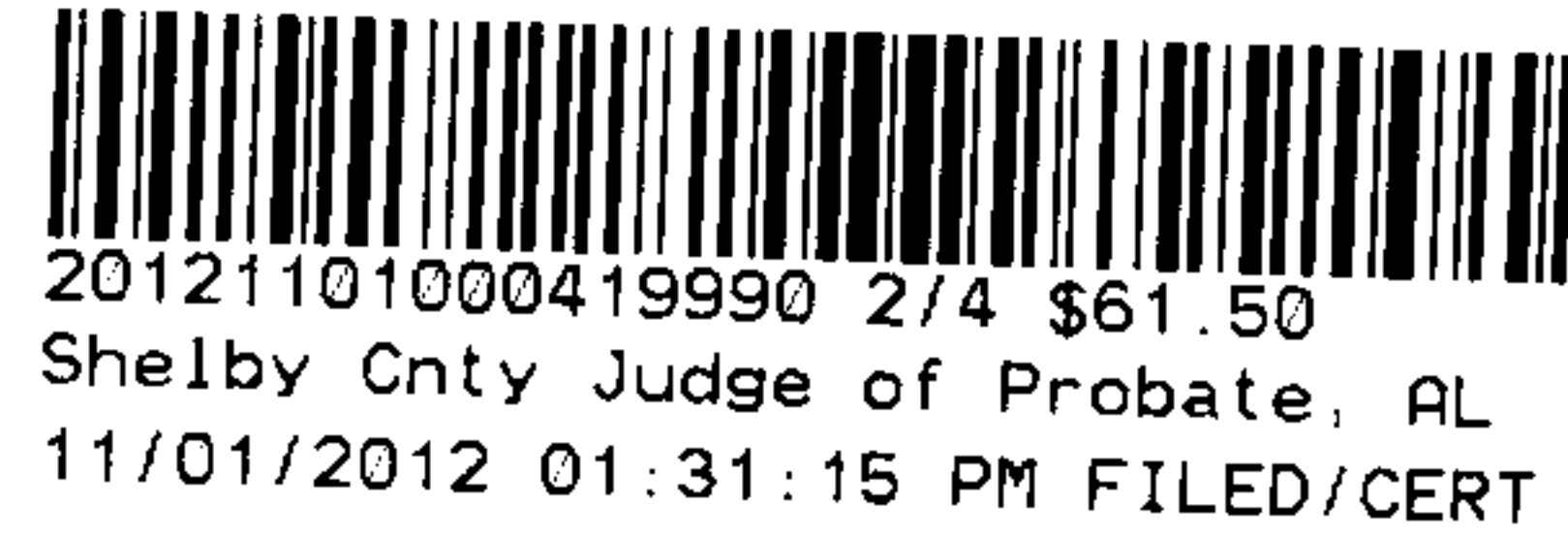
SPECIAL/LIMITED WARRANTY DEED

PNC Bank, National Association as Successor by Merger to RBC Bank (USA), Successor by Merger with First American Bank, whose mailing address is **620 Liberty Ave., Pittsburgh, PA 15222**, hereinafter grantor, for \$201,000.00 (Two Hundred One Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Robert A. Butts and Jennifer S. Butts** Married, hereinafter grantees, whose tax mailing address is 4016 Stonehaven Cir, the following real property:

Birmingham AL 35244
All that certain parcel of land situated in the County of Shelby and State of Alabama, being more fully described as follows:

Lot 36, according to the Survey of Valleybrook, Phase IV, as recorded in Map Book 14, Page 84, in the Probate Office of Shelby County, Alabama.

Property Address is: 4016 Stonehaven Circle Birmingham, AL 35244



Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees ~~forever~~.

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Executed by the undersigned on 8-23, 2012:

Robert Bell
PNC Bank, National Association as Successor by Merger to RBC Bank (USA),
Successor by Merger with First American Bank

By: Robert Bell, Officer
PNC Bank, National Association

Its: _____

STATE OF Ohio
COUNTY OF Butler

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that ROBERT BELL its OFFICER, on behalf of the Grantor **PNC Bank, National Association as Successor by Merger to RBC Bank (USA), Successor by Merger with First American Bank** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as OFFICER and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 23rd day of Aug, 2012

Jerrianne Bruns
Notary Public



JERRIANN BRUNS
Notary Public, State of Ohio
My Commission Expires
February 28, 2015

Real Estate Sales Validation Form

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

Grantor's Name PNC Bank, National Grantee's Name Robert A. Butts and
Mailing Address Association as Successor Mailing Address Jennifer S. Butts
by merger to RBC Bank (USA) 4016 Stonehaven Circle
Successor with First American Bank Birmingham, AL 35244
620 Liberty Ave, Pittsburgh, Pa 15222
Property Address _____ Date of Sale 8-23-2012
4016 Stonehaven Total Purchase Price \$ 201,000
Circle or
Birmingham, AL 35244 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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 10-31-12 Print Pamela McQueeney
____ Unattested Sign Pamela McQueeney
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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