

Send tax notice to:
Mark A. Czeskleba
Stephanie C. Czeskleba
1144 Independence Dr.
Alabaster, AL 35007


20121105000422960 1/3 \$26.50
Shelby Cnty Judge of Probate, AL
11/05/2012 10:52:12 AM FILED/CERT

FRS File No.: 692610

Customer File No.: 1000157243

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **(\$165,500.00) One Hundred Sixty Five Thousand Five Hundred & No/100-DOLLARS** and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Jeffrey E. Berry and Kimberly A. Berry, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto **Mark A. Czeskleba and Stephanie C. Czeskleba as joint tenants with right of survivorship,**
of

(herein referred to as GRANTEE)**their** heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 110, according to the Survey of Autumn Ridge, as recorded in Map Book 12, page 4, 5 & 6, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property. **\$157,225.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.**

For ad valorem tax appraisal purposes only, the address of the property is 1144 Independence Drive, Alabaster, AL 35007, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE**their** heirs and assigns, forever.

Shelby County, AL 11/05/2012
State of Alabama
Deed Tax: \$8.50



20121105000422960 2/3 \$26.50
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AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 29th day of October, 2012.

Jeffrey E. Berry (Seal)
 Jeffrey E. Berry

Kimberly A. Berry (Seal)
 Kimberly A. Berry

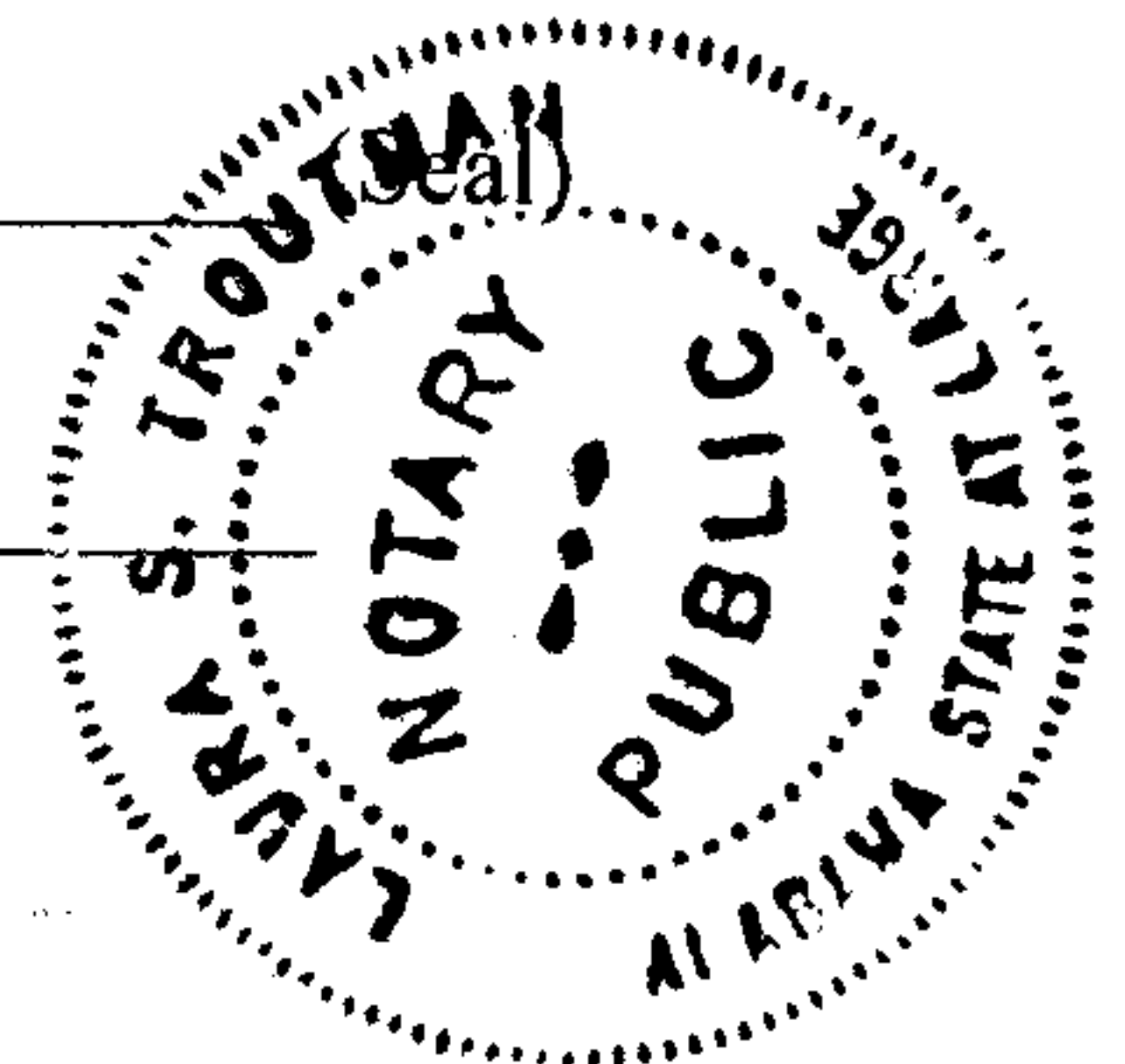
THE STATE OF Alabama
 COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jeffrey E. Berry MARRIED (fill in marital status) 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 the same bears date.

GIVEN under my hand and seal this the 29th day of October, 2012.

Laura Troutman
 Notary Public

10/26/13
 My Commission Expires



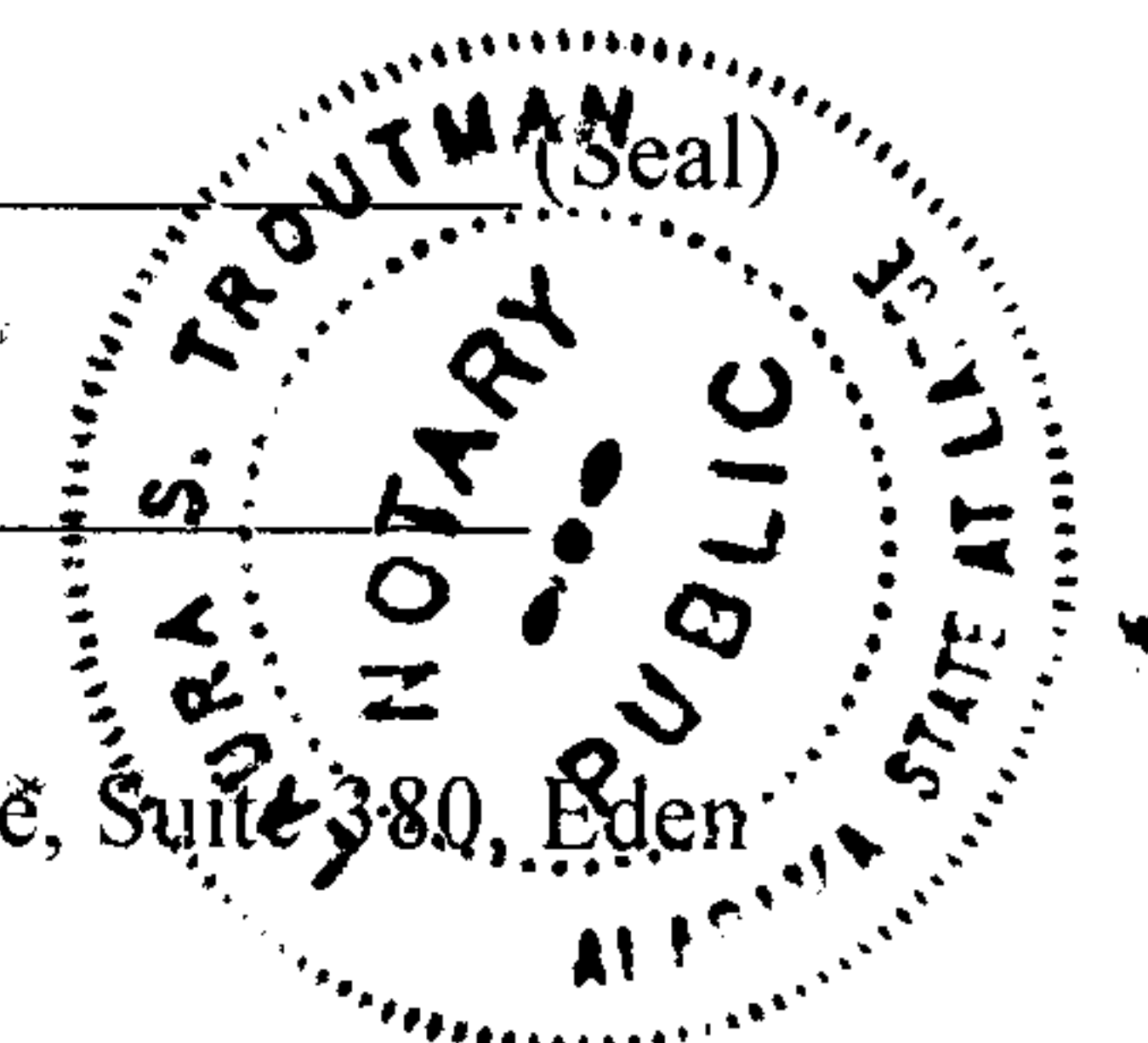
THE STATE OF Alabama
 COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kimberly A. Berry Married (fill in marital status) 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 the same bears date.

GIVEN under my hand and seal this the 29th day of October, 2012.

Laura Troutman (Seal)
 Notary Public

10/26/13
 My Commission Expires



This document prepared by: Joe Krocak, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344

Real Estate Sales Validation Form

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

Grantor's Name Jeffrey E. Berry
Kimberly A. Berry
Mailing Address 104 Somerset Lane
Tullahoma, TN 37388

Grantee's Name Mark A. Czeskleba
Stephanie C. Czeskleba
Mailing Address 1144 Independence Dr.
Alabaster, AL 35007

Property Address 1144 Independence Dr.
Alabaster, AL 35007

Date of Sale October 29, 2012
Total Purchase Price \$ 165,500.00

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 _____

Print Mark A. Czeskleba and Stephanie C. Czeskleba

☐ Unattested

(verified by)

Sign Mark A. Czeskleba Stephanie C. Czeskleba
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1