

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, AL 35209

GRANTEE'S ADDRESS:
William O. Byars
3500 Old Leeds Terrace
Birmingham, AL 35213

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Six Thousand Four Hundred and NO/100 (\$206,400.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Rusert Homes, LLC**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **William O. Byars** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 120, according to Willow Oaks, as recorded in Map Book 38, Page 137 A, B & C, in the Probate Office of Shelby County, Alabama.

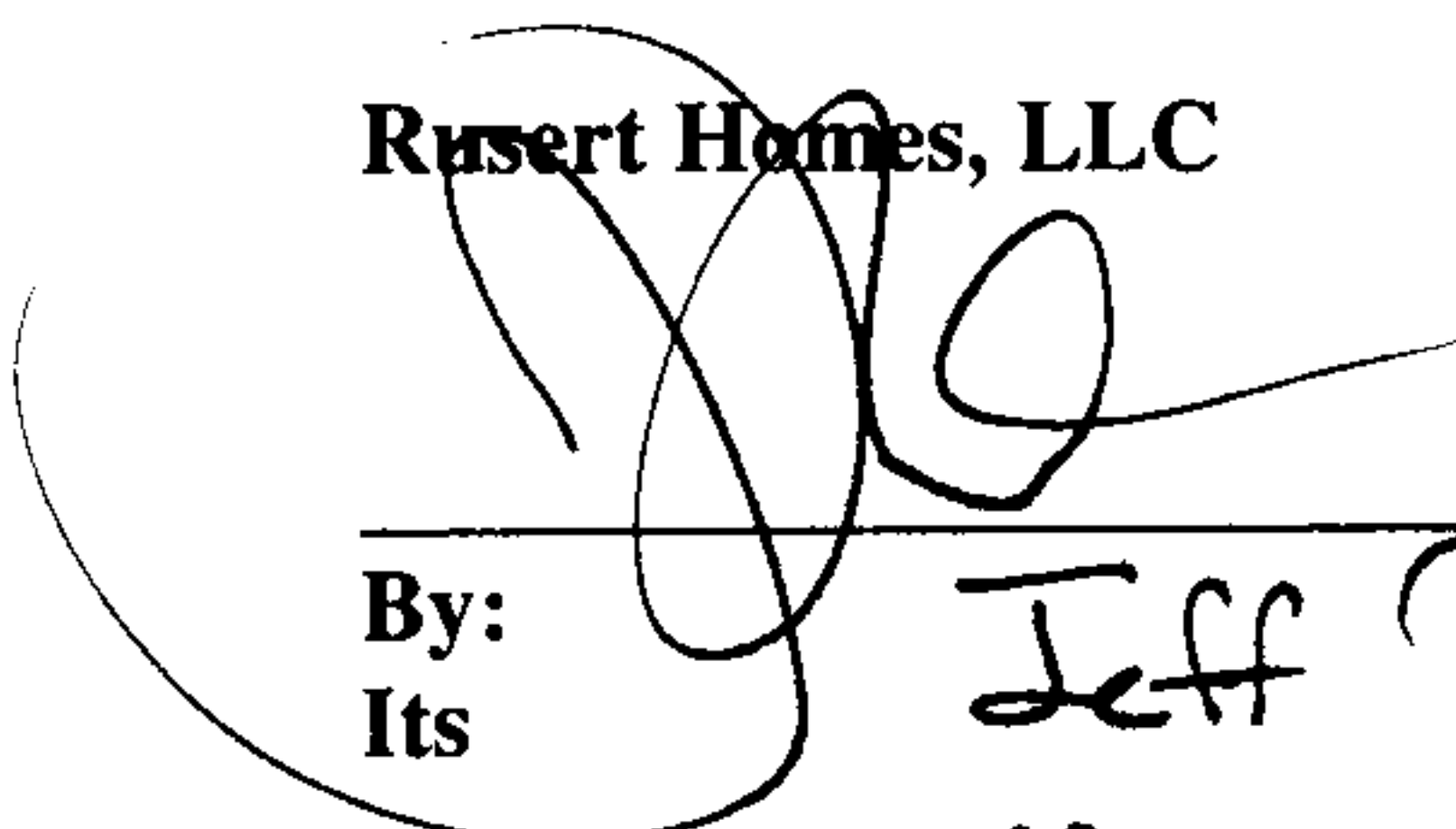
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

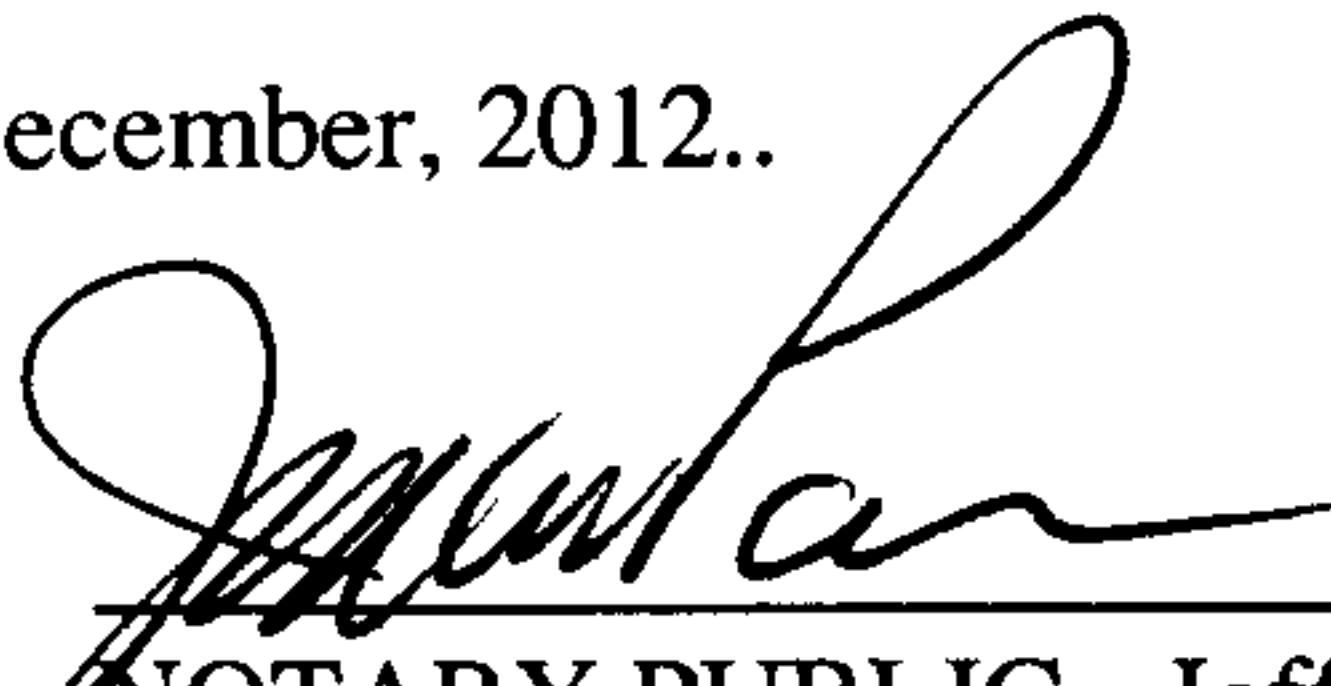
AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 4th day of December, 2012.


Rusert Homes, LLC

By: Jeff Rusert
Its Managing Member

State of Alabama
County of Jefferson

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Jeff Rusert whose name as Managing Member of **Rusert Homes, LLC**, 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 document, he, in his capacity as such Managing Member of **Rusert Homes, LLC**, and with full authority, executed the same voluntarily for and as the act of said Corporation on the same that bears date.

Given under my hand and seal this 4th day of December, 2012..

NOTARY PUBLIC - Jeff W. Parmer
My Commission Expires: 09/17/2016

Shelby County, AL 12/10/2012
State of Alabama
Deed Tax: \$206.50


20121210000472620 1/2 \$221.50
Shelby Cnty Judge of Probate, AL
12/10/2012 02:26:46 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 Rusert Homes LLC
Mailing Address 400 Vestavia Pkwy.
Suite 130
Birmingham, AL 35216

Grantee's Name William O. Byars
Mailing Address 3500 Old Leeds Terrace
Birmingham, AL 35213

Property Address 126 Willow Lake Lane
Wilsonville, AL 35186

Date of Sale 12/5/12

Total Purchase Price \$ 206,400.00

or

Actual Value

\$

or

Assessor's Market Value \$

20121210000472620 2/2 \$221.50
Shelby Cnty Judge of Probate, AL
12/10/2012 02:26:46 PM FILED/CERT

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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 12/11/12

Print

Jeff W. Farmer

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one