


THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Vestavia Hills, Alabama 35243

SEND TAX NOTICE TO:
Steven P. Routson
1453 Amberley Woods Cove
Helena, AL 35080

WARRANTY DEED


20130102000002260 1/2 \$37.50
Shelby Cnty Judge of Probate, AL
01/02/2013 03:25:17 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Twelve Thousand and 00/100 Dollars (\$112,000.00)** and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

Dawn H. Stewart (being the same as Dawn Burke), a married woman
(herein referred to as GRANTOR, whether one or more) do, grant, bargain, sell and convey unto

Steven P. Routson
(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 18A, according to A Resurvey of Lots 12 through 27 and Green Area, Phase I, Amberley Woods, 3rd Sector, as recorded in Map Book 23, Page 146, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to current taxes, easements, covenants, conditions and restrictions of record.

This property is not the homestead of the seller nor is it the homestead of the Seller's Spouse.

\$89,600.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE his heirs and assigns

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Seller has set her hand and seal, this the 21st day of December, 2012.

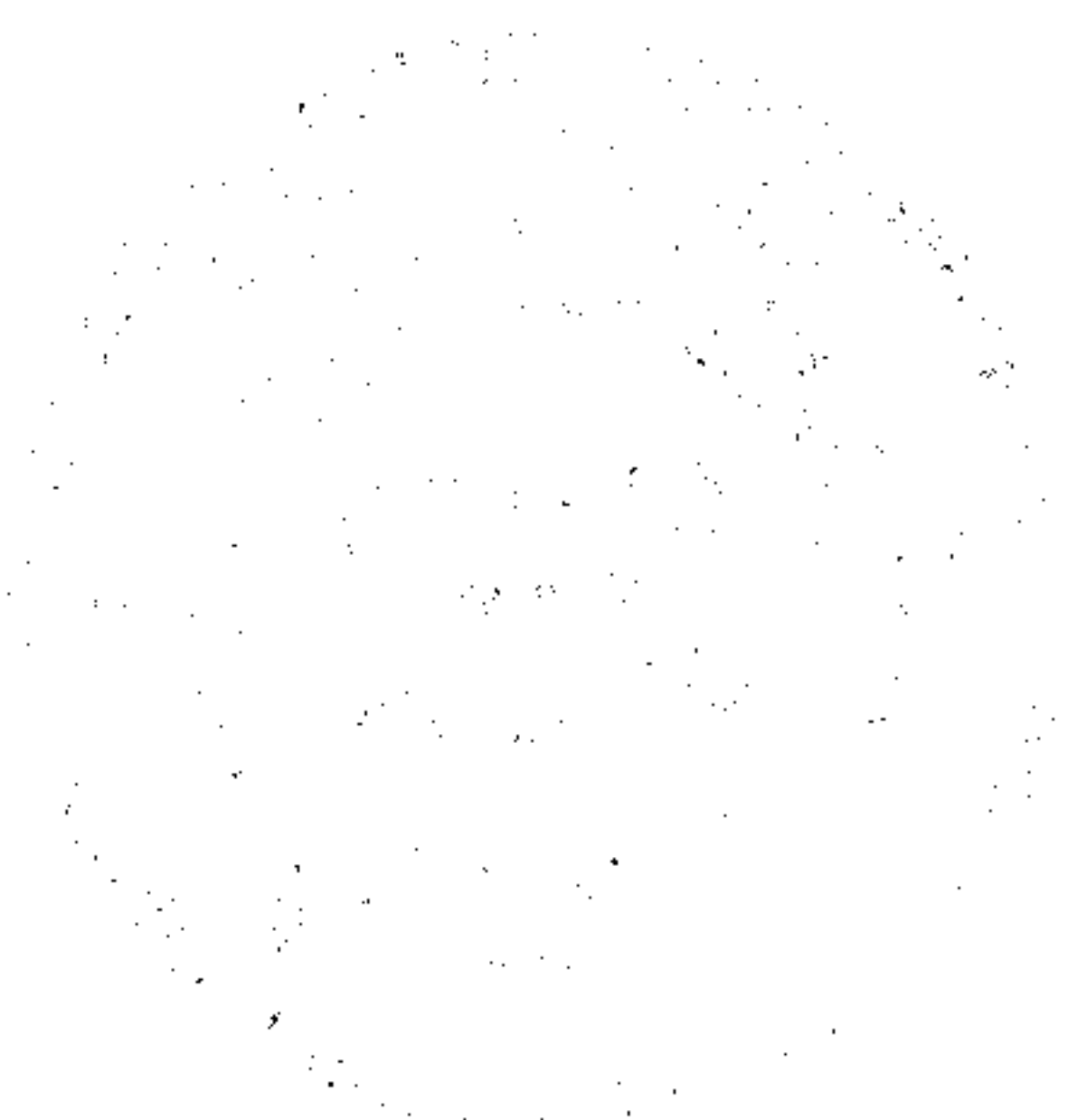

Dawn H. Stewart


STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dawn H. Stewart 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 official seal this 21st day of December, 2012.




Notary Public - R. Timothy Estes
My Commission Expires: 07/11/15

Shelby County, AL 01/02/2013
State of Alabama
Deed Tax: \$22.50

Real Estate Sales Validation Form

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

Grantor's Name: Dawn H. Stewart

Grantee's Name: Steven P. Rutson

Mailing Address: 1453 Amberley Woods Cove
Helena, AL 35080

Mailing Address: 5835 Sumpter Drive
Pinson, AL 35126

Property Address: 1453 Amberley Woods Cove
Helena, AL 35080

Date of Sale: 12/21/12

Total Purchase Price: \$ 112,000.00

OR Actual Value: \$ _____

OR Assessor's Value: \$ _____

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 on 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 § 40-22-1 (h).

Date: 12-21-12

Print Name: Dawn H. Stewart

Signature: Dawn H. Stewart

☒ Grantor ☐ Grantee ☐ Owner ☐ Agent

☐ Unattested _____

(Verified by)



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