

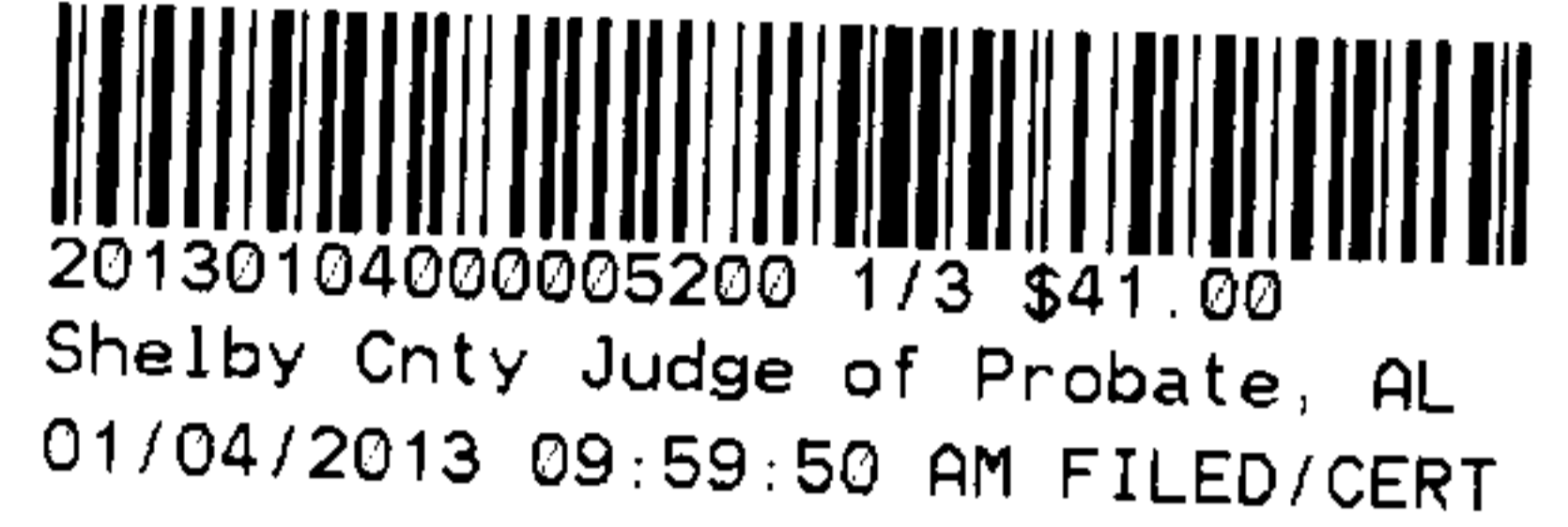
Send tax notice to:

LINDSEY SCHMIDT  
114 ASHBY STREET  
CALERA, AL, 35040

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2012636



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fourteen Thousand Five Hundred and 00/100 Dollars (\$114,500.00) in hand paid to the undersigned, RANDY SANDRIK and MARYLYN SANDRIK, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by LINDSEY SCHMIDT (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 111, ACCORDING TO THE SURVEY OF CAMDEN COVE WEST, SECTOR 3, PHASE 2, AS RECORDED IN MAP BOOK 35 PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM ASHBY STREET, AS SHOWN PER PLAT.
3. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 7.5 FEET ALONG THE REAR, 7.5 FEET ON THE NORTHERLY SIDE, AND 8 FEET ALONG ASHBY STREET.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INST. NO. 20040908000499580, INST. NO. 20050708000342360, INST. NO. 20041006000552490 AND INST. NO. 20050708000342350 IN THE PROBATE OFFICE.
5. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 35, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN INST. NO. 20050204000056880 AND INST. NO. 20050801000383420 IN PROBATE OFFICE.

\$91,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 01/04/2013  
State of Alabama  
Deed Tax: \$23.00

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26th day of December, 2012.

  
\_\_\_\_\_  
RANDY SANDRIK

  
\_\_\_\_\_  
MARYLYN SANDRIK

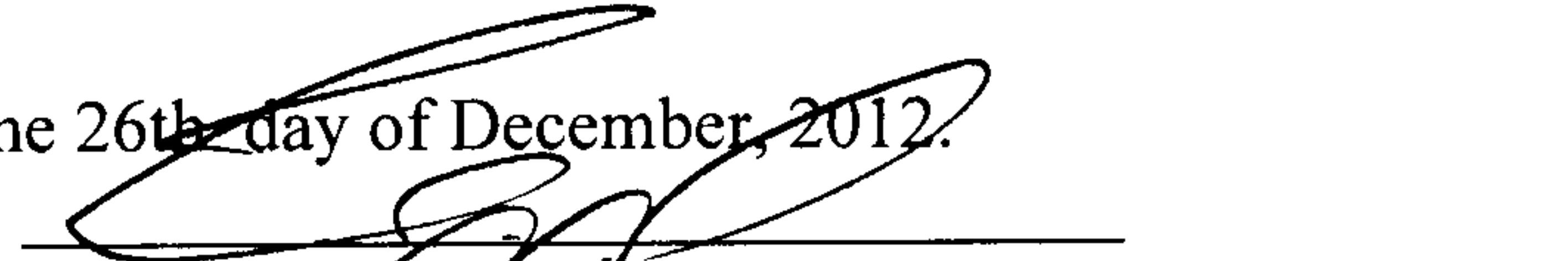


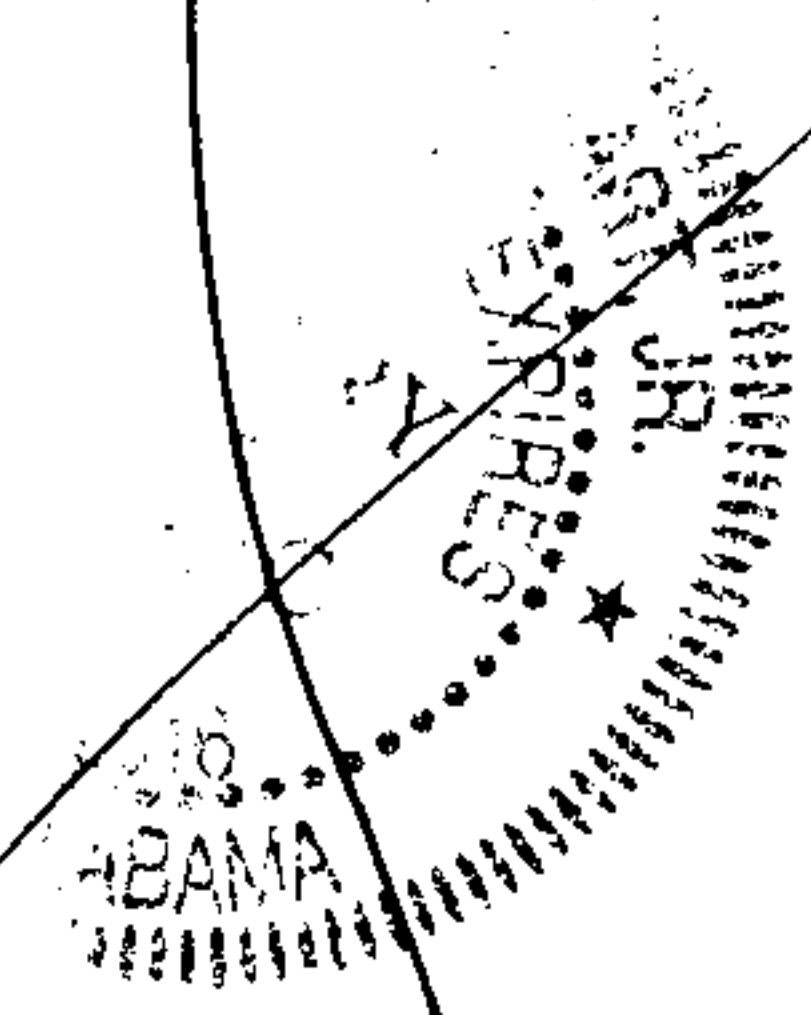
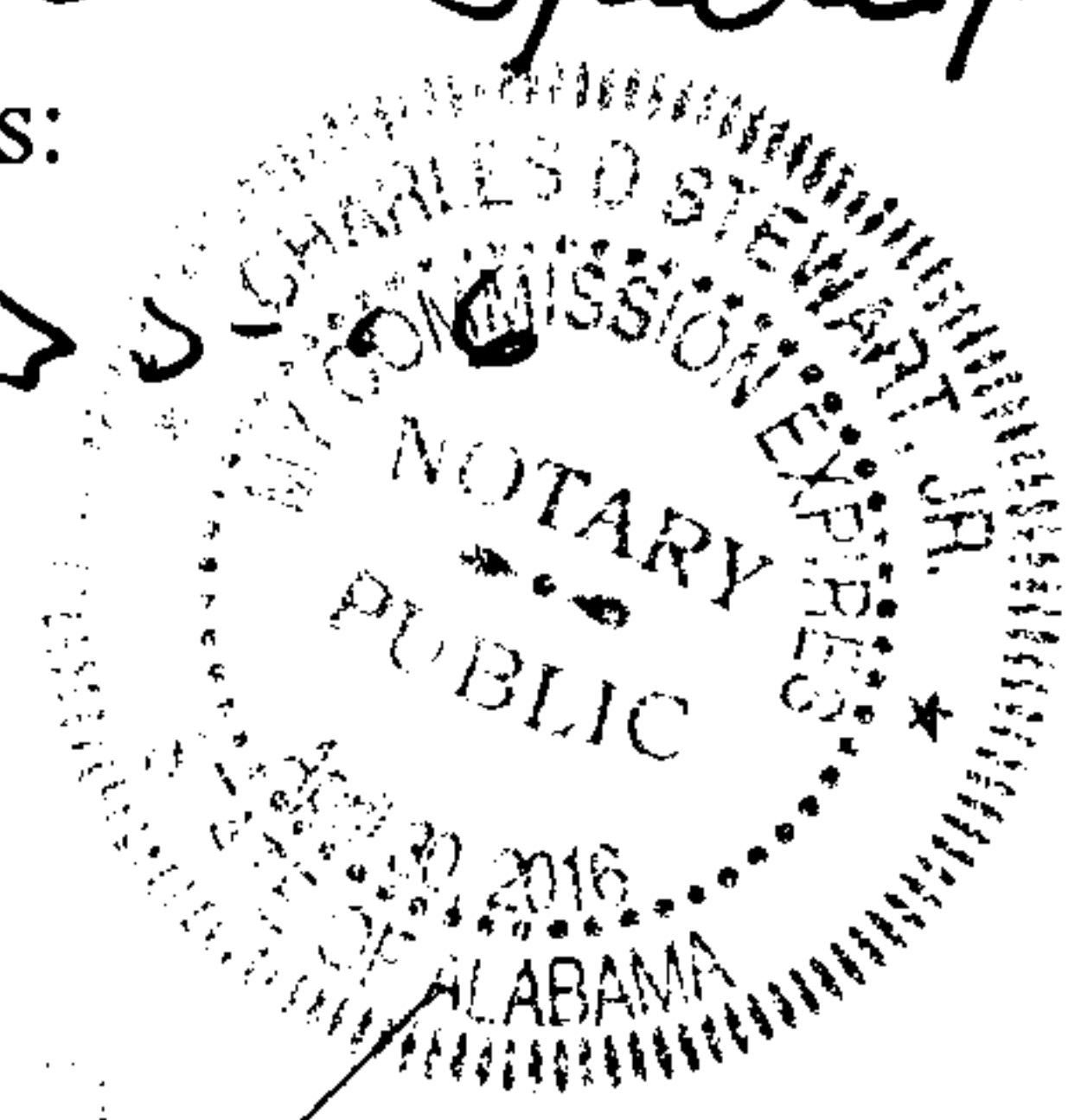
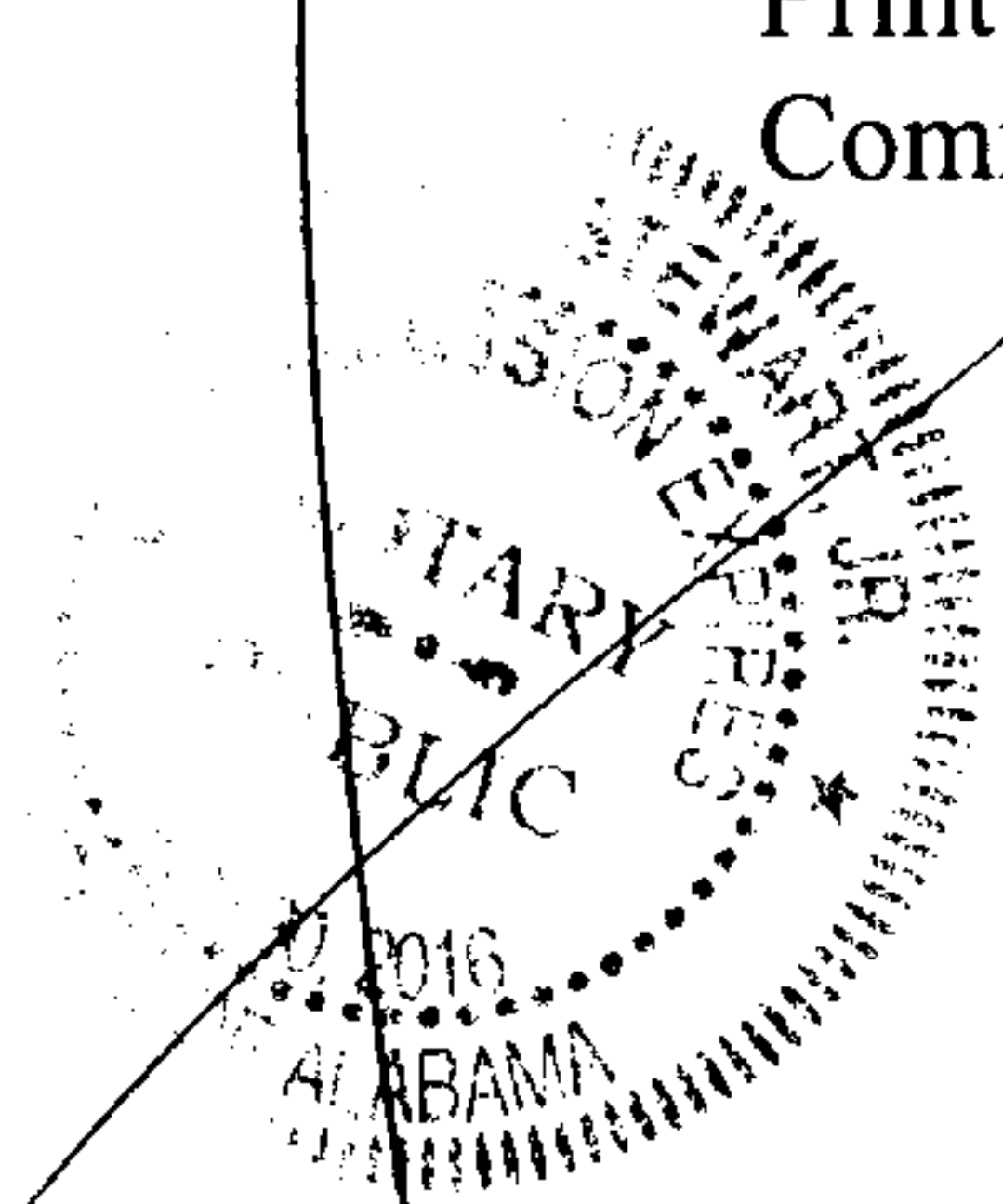
20130104000005200 2/3 \$41.00  
Shelby Cnty Judge of Probate, AL  
01/04/2013 09:59:50 AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RANDY SANDRIK and MARYLYN SANDRIK, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of December, 2012.

  
\_\_\_\_\_  
Notary Public  
Print Name: Charles D. Stewart Jr.  
Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name: Randy Sandrik; Mailing Address: 6672 Lincoln Hills Ct, Frisco, TX 75034; Grantee's Name: Lindsey Schmidt; Mailing Address: 309 Folland Lane, Unit 208, Alexandria, VA 22304; Property Address: 114 Ashby Street, Calera, AL 35040; Date of Sale: 12-26-12; Total Purchase Price: \$114,500.

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).

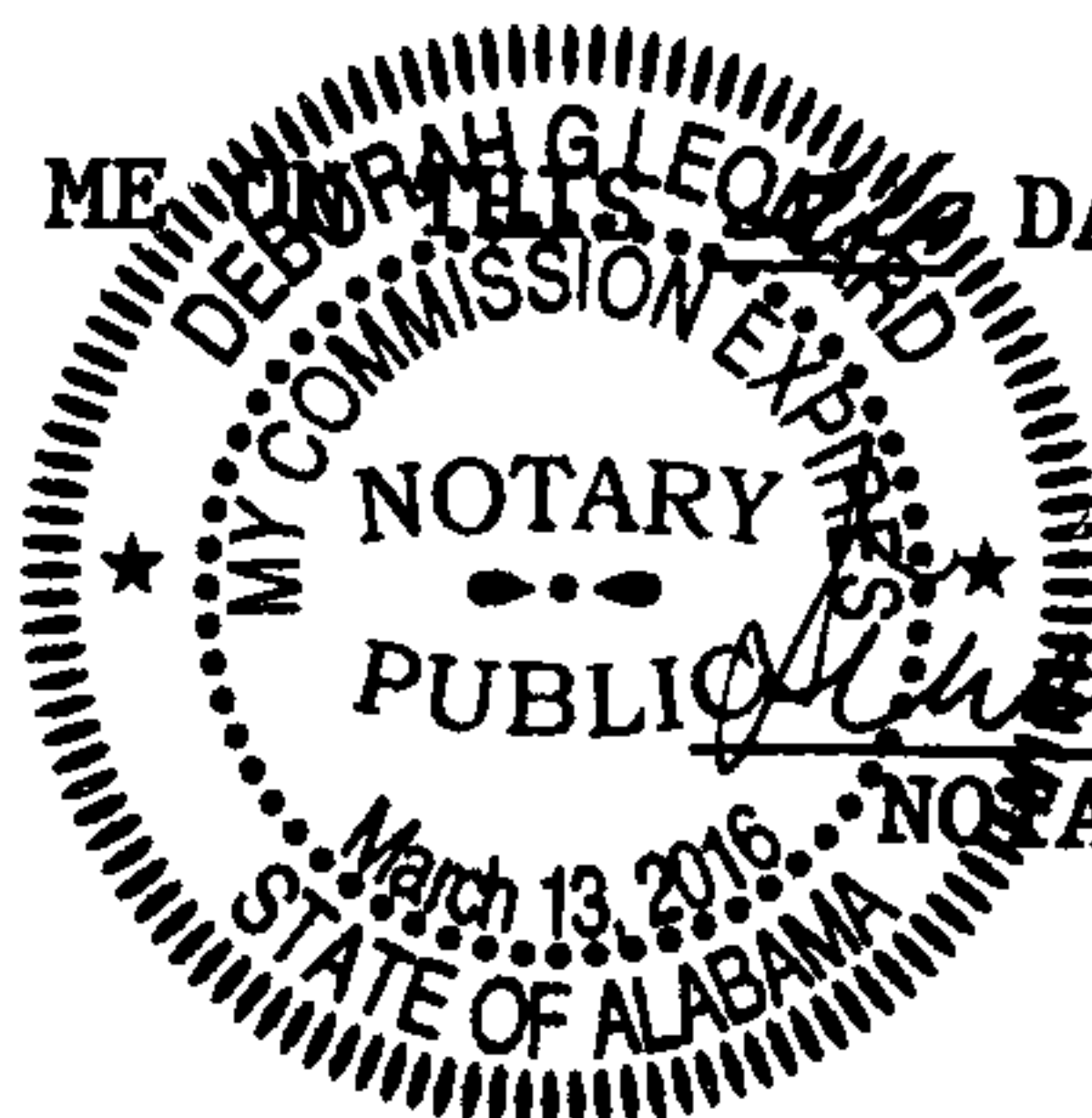
Date: 12/26/12; Print: LINDSEY SCHMIDT; Sign: Lindsey Schmidt; Unattested (verified by); (Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26th DAY OF December, 2012.



20130104000005200 3/3 \$41.00
Shelby Cnty Judge of Probate, AL
01/04/2013 09:59:50 AM FILED/CERT



COUNTY OF SHELBY

Signature of Notary Public