



20130201000045690 1/4 \$35.50
Shelby Cnty Judge of Probate, AL
02/01/2013 03:30:04 PM FILED/CERT

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

**JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

Know all Men by these Presents: That, in consideration of Two Hundred Eighty Nine Thousand Nine Hundred Dollars (\$289,900.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **THOMAS STEPHENSON and KAREN STEPHENSON, Husband and Wife, JEFFREY STEPHENSON and MICHELLE STEPHENSON, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **ALBERT A. VISE AND JULIE S. VISE** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Maylene, Shelby County, Alabama, to-wit:

Lot 15, according to the survey of Lake Forest, Sixth Sector, as recorded in Map Book 36, page 35, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Maylene, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

1. **Building Setback line of 30 feet reserved from Red Bay Drive and 20 feet from the rear, as shown per plat.**
2. **Restrictions, covenants, and conditions as set out in Inst. No. 20040325000153270 and Inst. No. 20040827000481570, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
3. **Restrictions, limitations and conditions as set out in Plat Book 36, page 35, in the Probate Office of Shelby County, Alabama.**
4. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. No. 1998-45727, in Probate Office.**
5. **Right(s)-of-Way(s) granted to Shelby County, as set out in Volume 155, page 437 and Volume 216, page 571, in the Probate Office.**
6. **Right(s) of Way(s) granted to Alabama Power Company, as set out in Volume 239, page 881, Volume 219, page 127, Volume 150, page 89 and volume 142, page 84, in the Probate Office.**
7. **Right(s)-of-Way(s) granted to City of Alabaster, as set out in Inst. No. 1996-34796, in the Probate Office.**
8. **Agreement with Alabaster Water Board and BW & MMC, LLC recorded in Inst. No. 2002-3036, in Probate Office.**

\$ 275,400.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

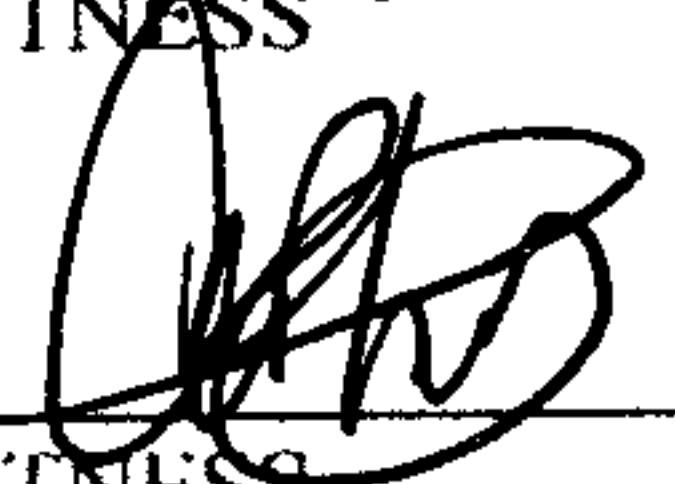
To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 30th day of January, 2013.



WITNESS



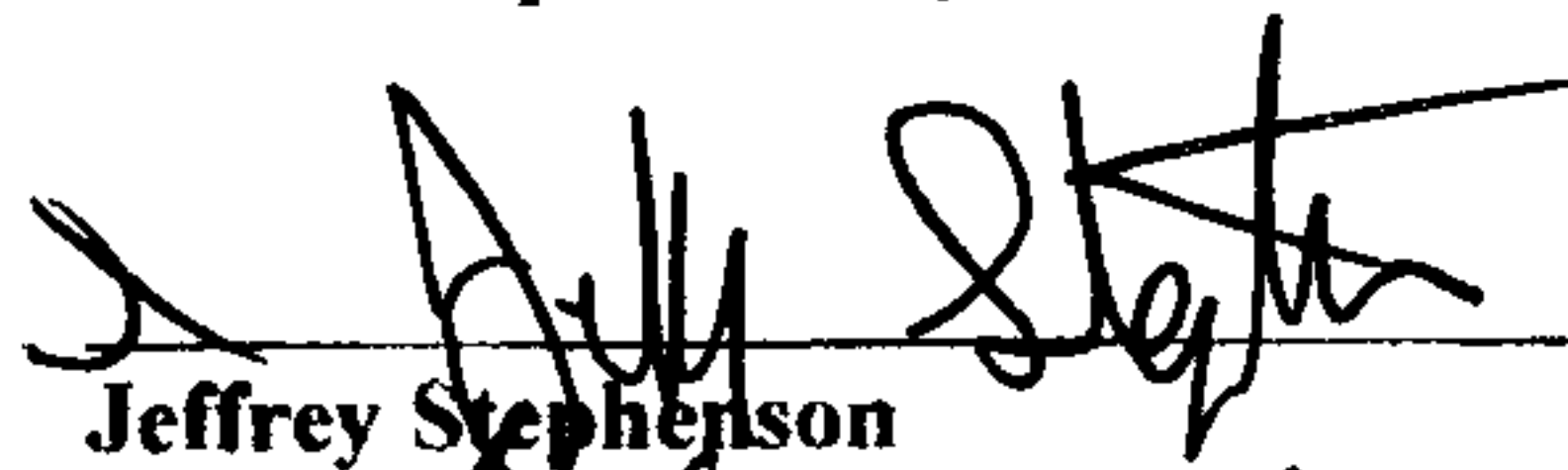
WITNESS




Thomas Stephenson {L.S.}



Karen Stephenson {L.S.}



Jeffrey Stephenson {L.S.}

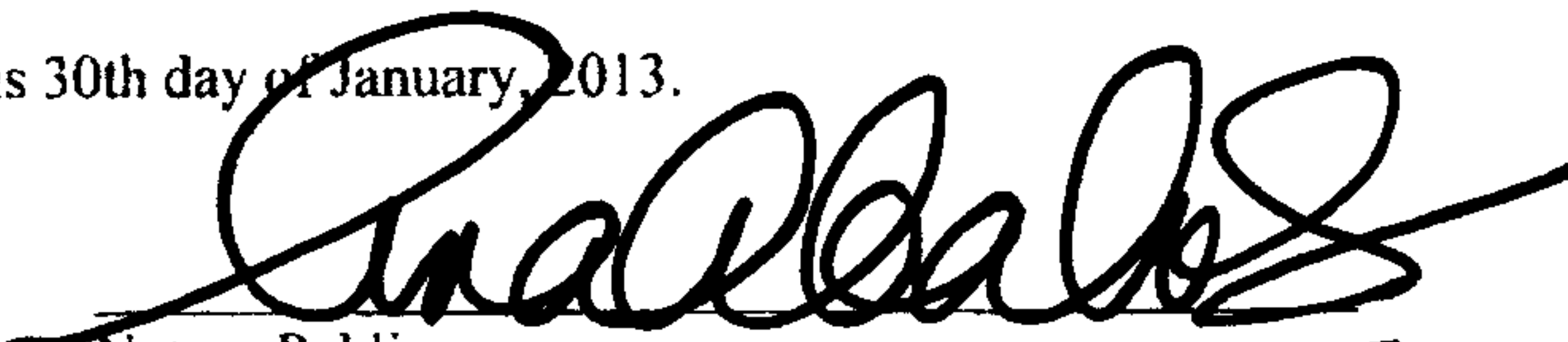


Michelle Stephenson {L.S.}

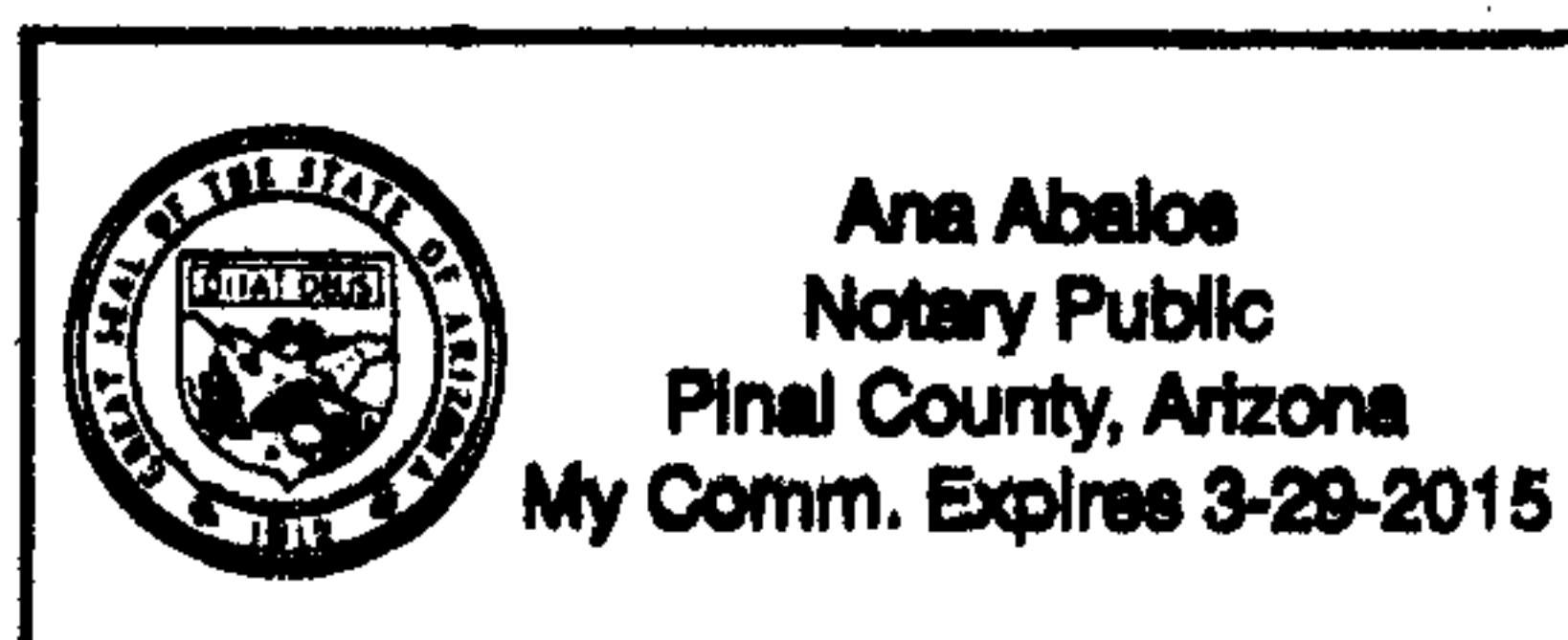
STATE OF ARIZONA
COUNTY OF PINAL


I, the undersigned notary public, in and for said county and state, hereby certify that **Thomas Stephenson and Karen Stephenson**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30th day of January, 2013.



Notary Public
My commission expires 03.29.2015

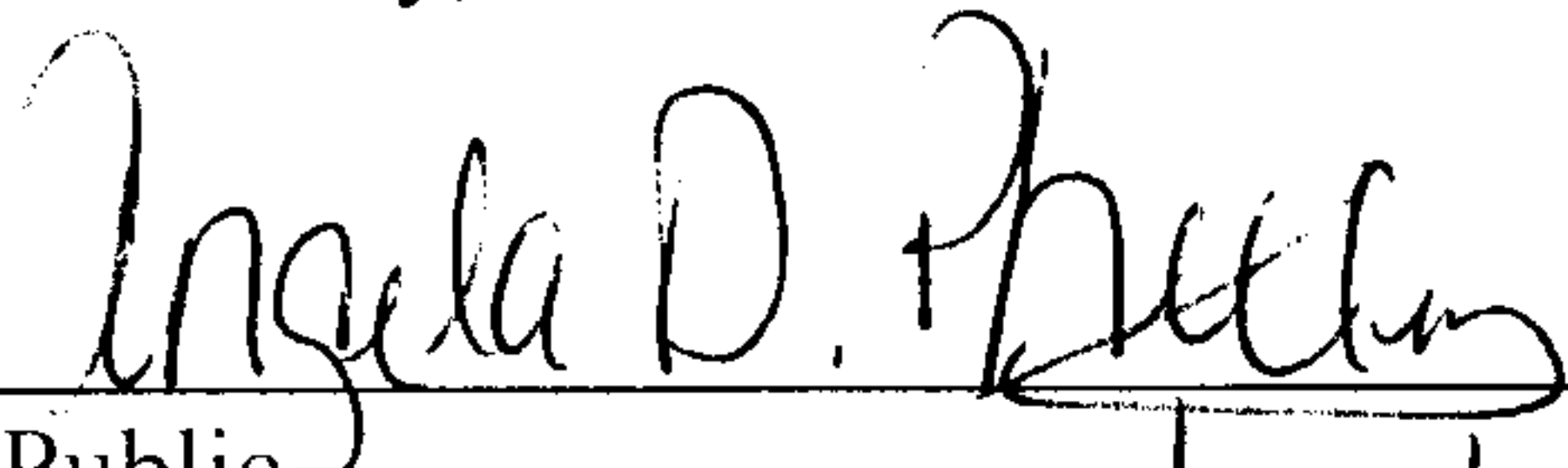



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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Jeffrey Stephenson and Michelle Stephenson**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30th day of January, 2013.



Notary Public
My commission expires 01/12/14

GRANTEES' MAILING ADDRESS:

Albert A. Vise
180 Red Bay Drive
Maylene, AL 35114

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2013-01-2342



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Real Estate Sales Validation Form

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


Grantor's Name Thomas Stephenson
Mailing Address 43581 West McCord Drive
Maricopa, AZ 85138

Grantee's Name Albert Vise
Mailing Address 180 Red Bay Drive
Maylene, AL 35114

Property Address 180 Red Bay Drive
Maylene, AL 35114

Date of Sale 1/30/13
Total Purchase Price \$ 289,900.00

or
Actual Value

or
Assessor's Market Value 
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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 1/30/13

Print Jeffrey Stephenson

☐ Unattested


(verified by)

Sign ☒


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1