

WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Cheryl B. Werner  
8306 Wynwood Circle  
Helena, AL 35080

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred forty eight thousand and no/100 (\$148,000.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **William R. Rorie, as Trustee of the Rorie Family Trust, dated September 17, 2010 and William R. Rorie, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Cheryl B. Werner** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 356, according to the Survey of Wyndham, Wynwood Sector, Phase III, as recorded in Map Book 24, Page 129, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

Polly Rorie, the Trustor, died on or about March 13, 2012.

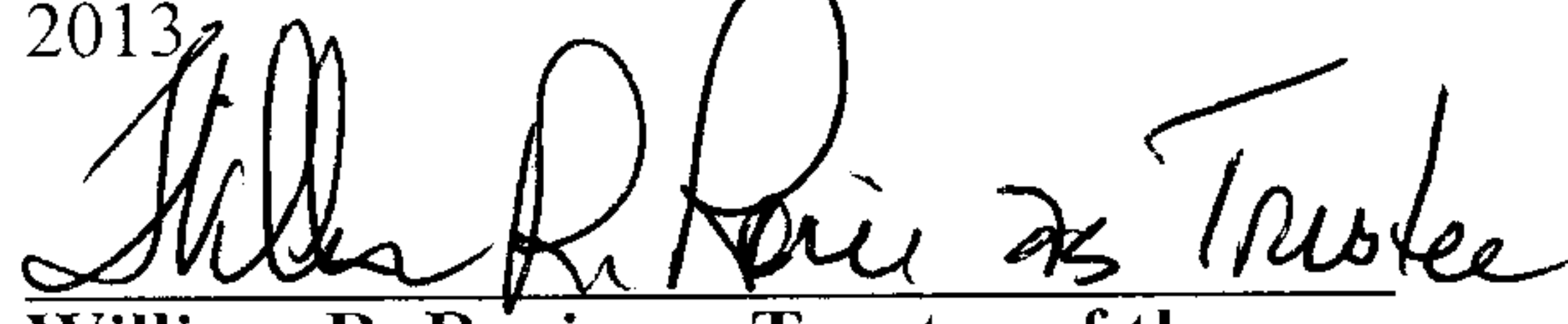
This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

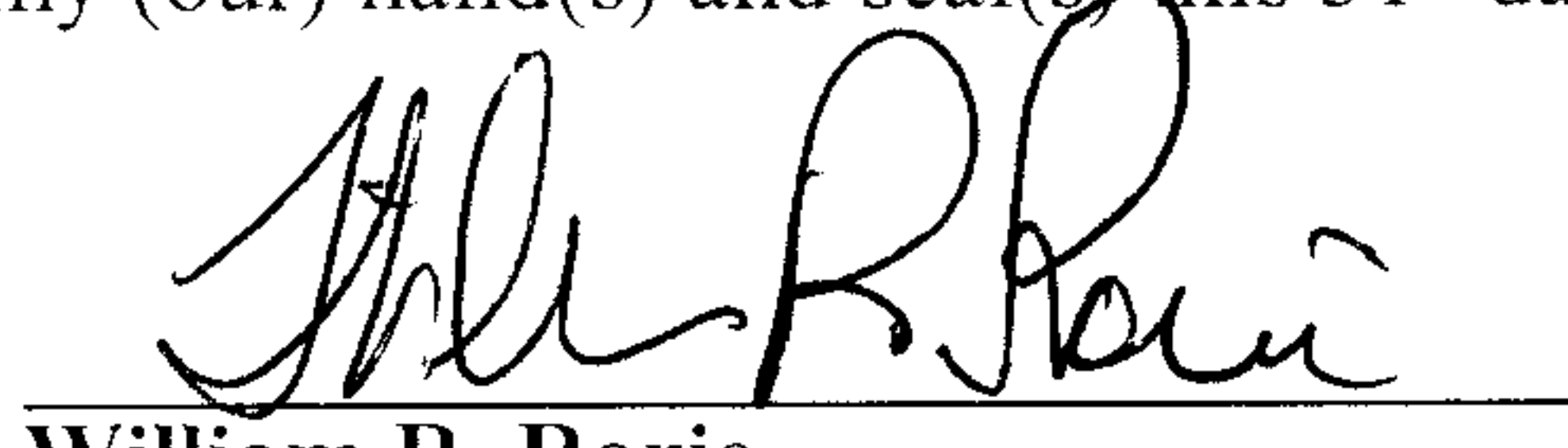
\$140,600.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 31<sup>st</sup> day of January, 2013.

  
William R. Rorie, as Trustee of the  
Rorie Family Trust, dated  
September 17, 2010

  
William R. Rorie

Shelby County, AL 02/06/2013  
State of Alabama  
Deed Tax:\$7.50

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that William R. Rorie, as Trustee of the Rorie Family Trust, dated September 17, 2010, 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 this conveyance, he, as such trustee and with full authority executed the same voluntarily for and as act of said trust.

Given under my hand and official seal this 31<sup>st</sup> day of January, 2013.

KELLY B. FURGERSON  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 20, 2014

  
Notary Public  
My Commission Expires:10-20-2014


STATE OF ALABAMA  
COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that William R. Rorie, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of January, 2013.

KELLY B. FURGERSON  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 20, 2014

  
Notary Public  
My Commission Expires:10-20-14

  
20130206000053790 1/2 \$22.50  
Shelby Cnty Judge of Probate, AL  
02/06/2013 03:02:13 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 William R. Rorie, as Trustee of  
Mailing Address the Rorie Family Trust, dated  
9/17/10 and William R. Rorie  
8306 Wynwood Circle  
Helena, AL 35080

Grantee's Name Cheryl B. Werner  
Mailing Address 8306 Wynwood Circle  
Helena, AL 35080

Property Address 8306 Wynwood Circle  
Helena, AL 35080

Date of Sale 01/31/2013  
Total Purchase Price \$ 148,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$



20130206000053790 2/2 \$22.50  
Shelby Cnty Judge of Probate, AL  
02/06/2013 03:02:13 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  
☒ 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 1/31/13

Print Kelly B. Furgerson

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1