

20130306000093540 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
03/06/2013 02:24:18 PM FILED/CERT

**Send Tax Notice To:**  
**James Shaw**  
**6696 Cahaba Valley Rd**  
**Birmingham, AL 35242**

# GENERAL WARRANTY DEED

**STATE OF ALABAMA** }  
**COUNTY OF SHELBY** }      KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred and Ten Thousand and No/100 Dollars (\$210,000.00)** to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Robert G. Rolader and Deborah C. Rolader**, husband and wife, (herein referred to as **Grantors**), does hereby grant, sell, bargain and convey unto **James Shaw**, (herein referred to as **Grantee** whether one or more), the following described real estate, situated in Jefferson County, Alabama, to wit:

**Lot 2, according to the survey of Ford's Subdivision, as recorded in Map Book 9, Page 20, in the Office of the Judge of Probate of Shelby County, being situated in Shelby County, Alabama.**

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.


206,196.00 of the above consideration was secured by and through the purchase money mortgage closed 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 Grantee, his heirs and assigns forever.

And we do for ourselves and our heirs, executors and administrators covenant with the said Grantee(s), his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said **GRANTEE**, his/her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 03/06/2013  
State of Alabama  
Deed Tax:\$4.00

IN WITNESS WHEREOF, the said **GRANTORS** have hereunto set their hand and seals on the dates stated in the Notary Acknowledgment, however the same shall not be effective until the 3<sup>rd</sup> day of February, 2013.

  
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 (SEAL)  
**Robert G. Rolader**

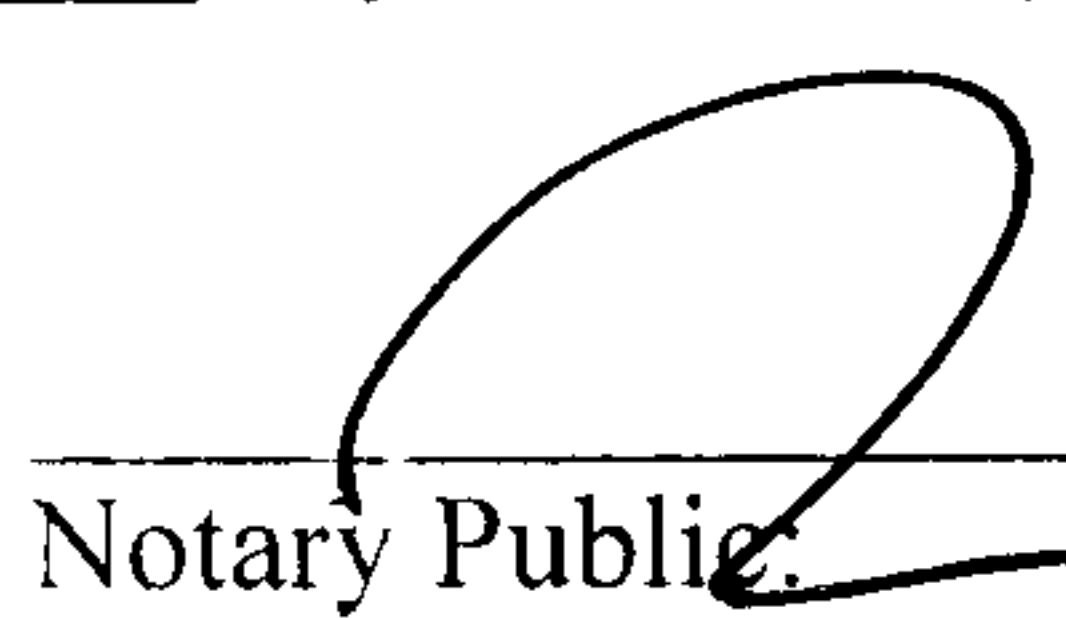
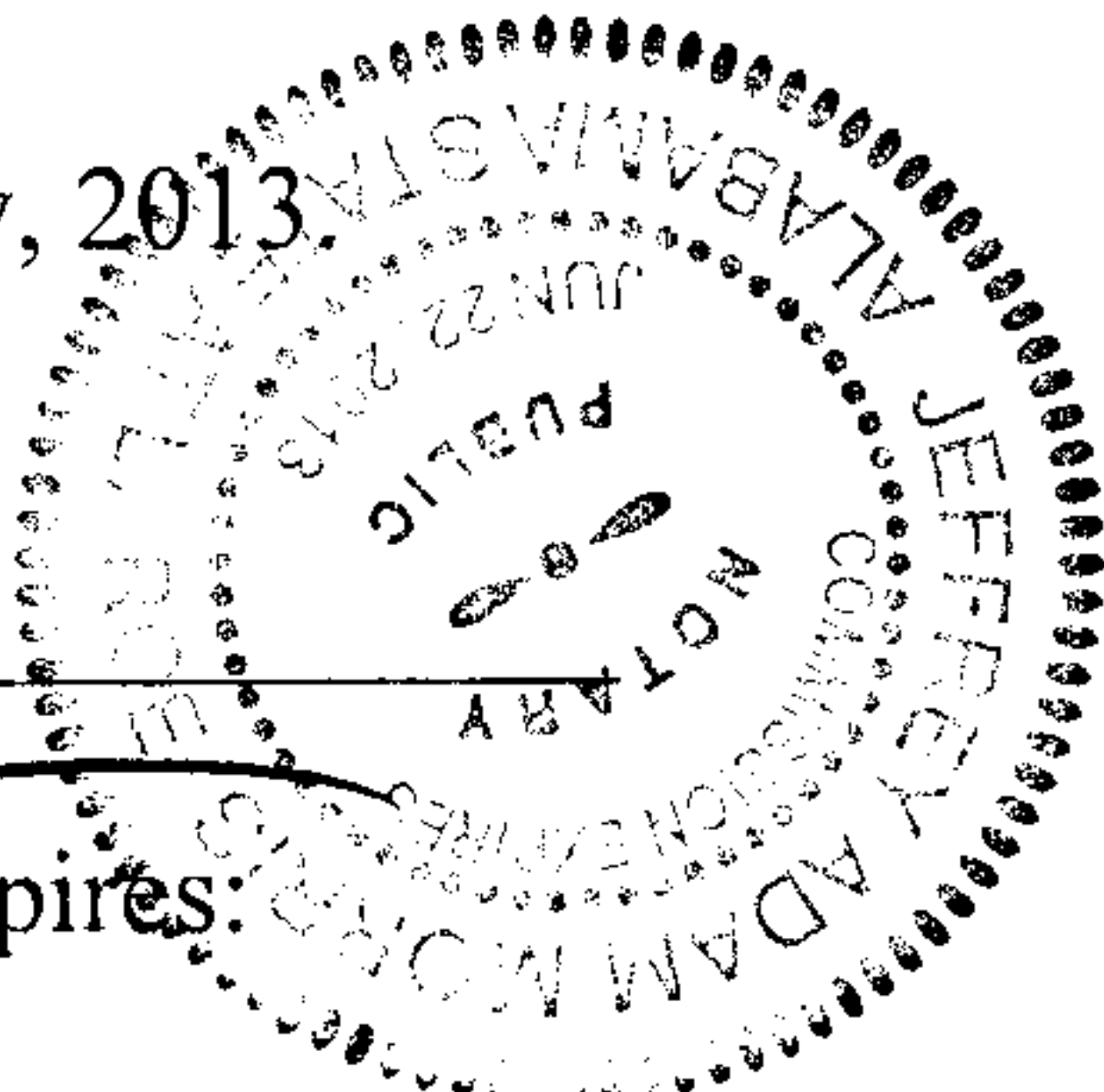
 (SEAL)  
**Deborah C. Rolader**

STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert G. Rolader**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of February, 2013.

Notary Seal

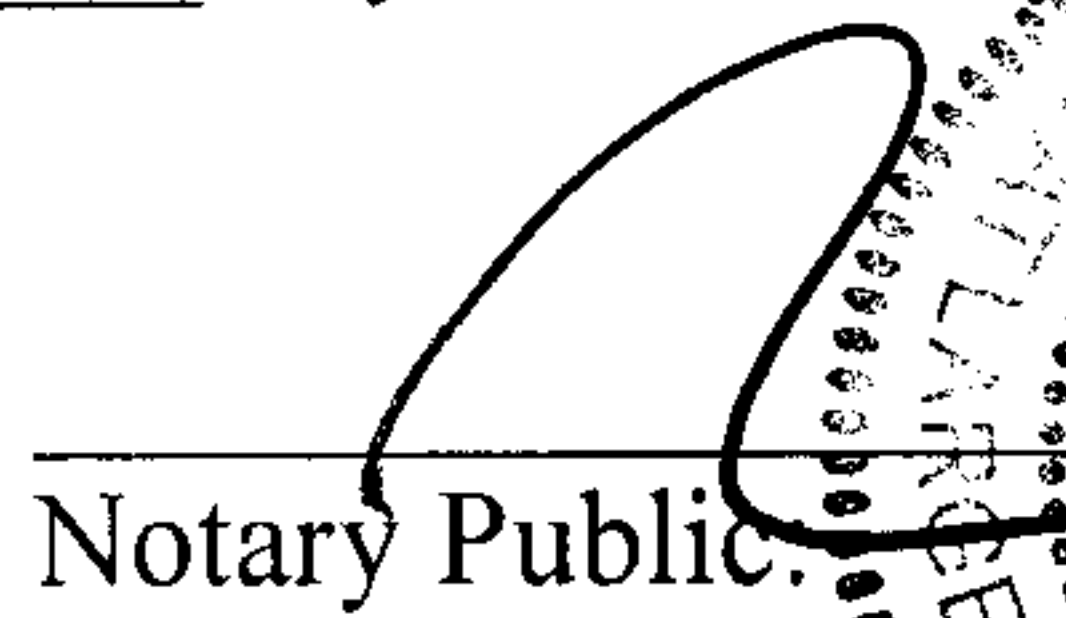
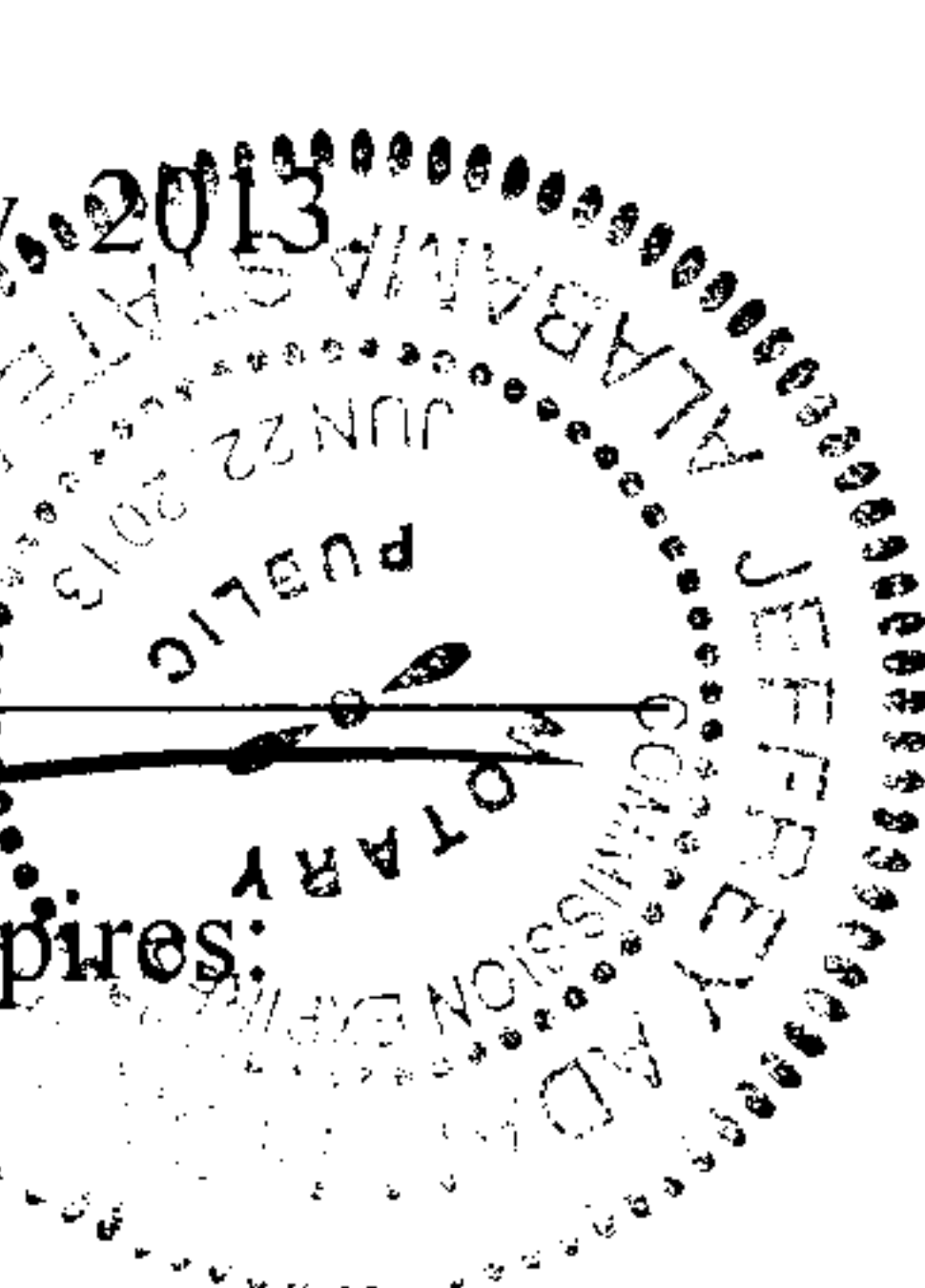
  
Notary Public.  
My commission expires: 

STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Deborah C. Rolader**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of February, 2013.

Notary Seal

  
Notary Public.  
My 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 Robert & Deborah Rolader  
Mailing Address 100 Luna Park Dr Apt 178  
Alexandria, VA 22305

Grantee's Name James Shaw  
Mailing Address 6696 Cahaba Valley Road  
Birmingham, AL 35242

Property Address 6696 Cahaba Valley Road  
Birmingham, AL 35242

Date of Sale 2/27/13  
Total Purchase Price \$ 172,000.00



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or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

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 2-27-13

Print Amy Florine Courtney

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested \_\_\_\_\_  
(verified by)

Print Form

Form RT-1