

This instrument was prepared by:
John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

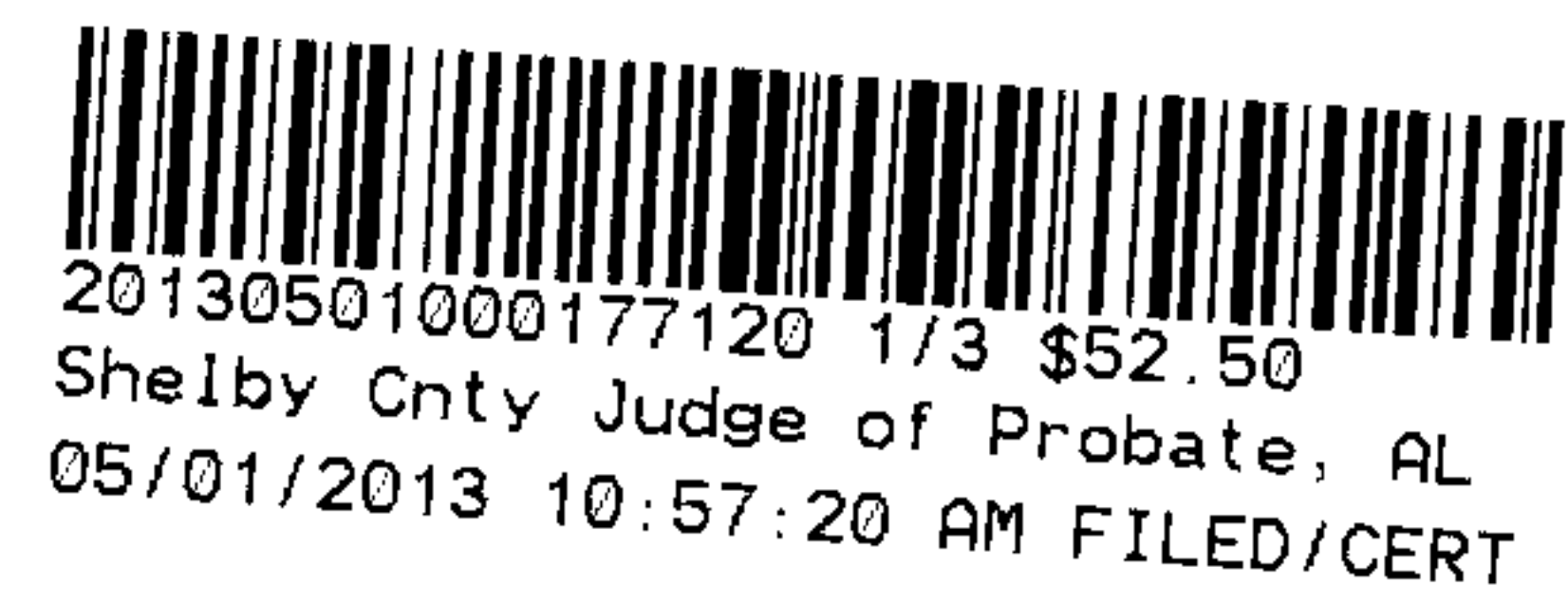
Send Tax Notice To:
Jody D. Marxen

1012 Hermitage Circle
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY



That in consideration of Two Hundred Fifty-Two Thousand Eight Hundred and 00/100 (\$252,800.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Gary L. Marxen, Sr.** and wife, **Rachel G. Marxen**, do hereby grant, bargain, sell and convey unto **Jody D. Marxen** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

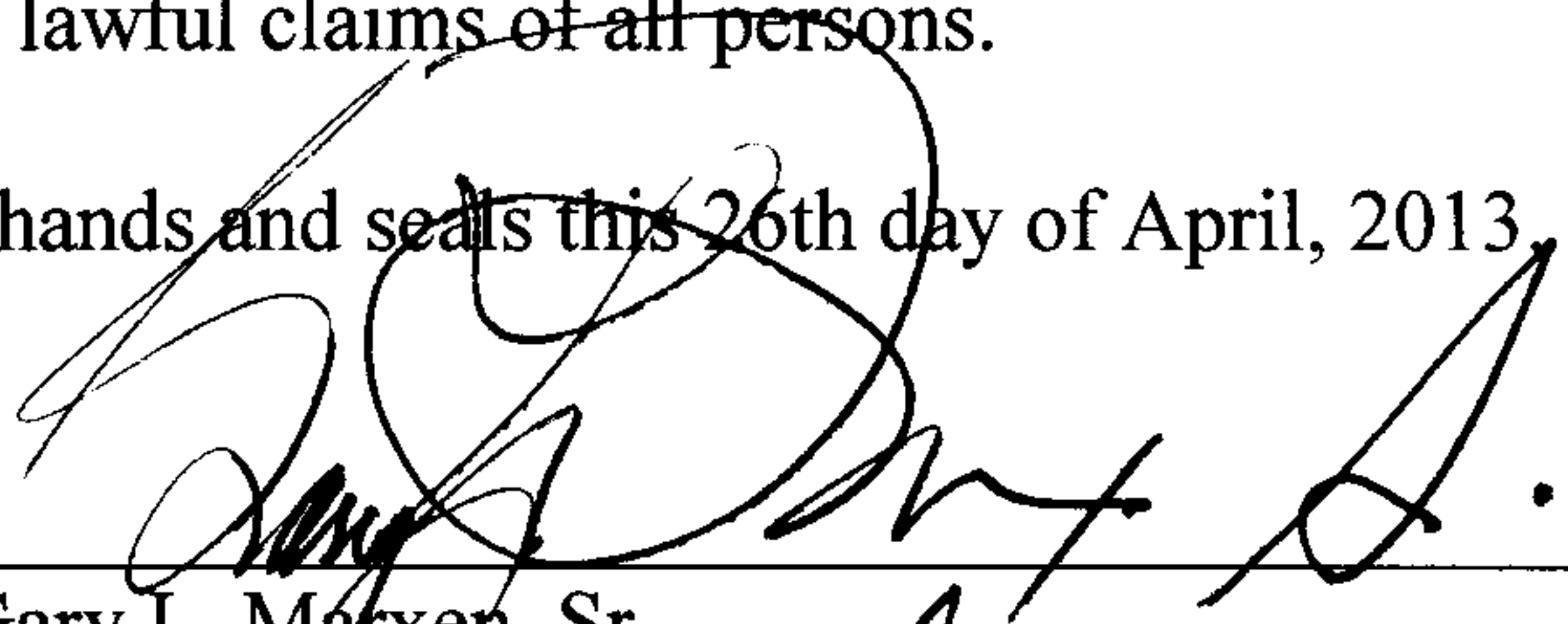
See attached Exhibit "A"

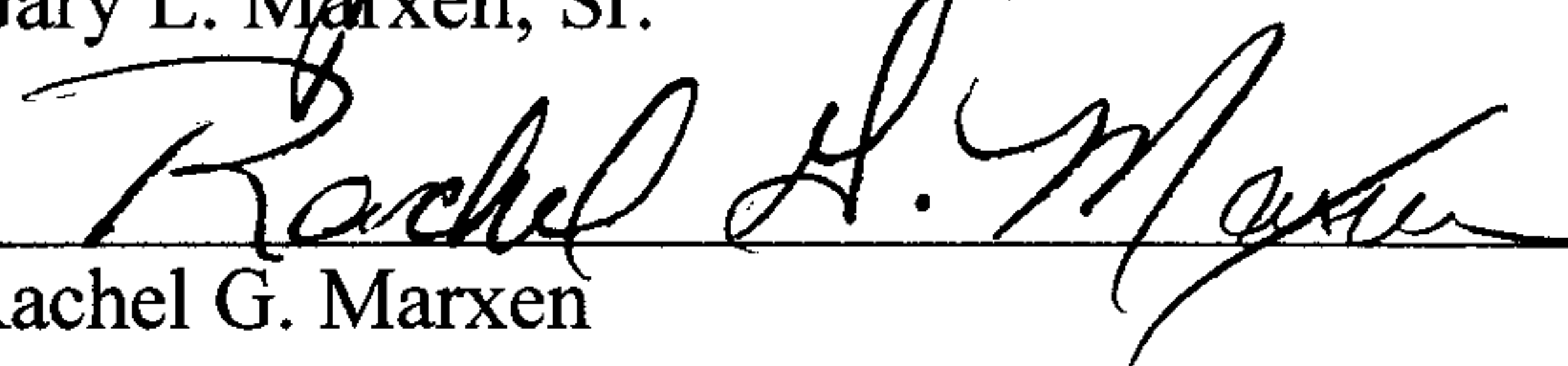
\$218,640.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or their 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 a 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 or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26th day of April, 2013.



Gary L. Marxen, Sr.


Rachel G. Marxen

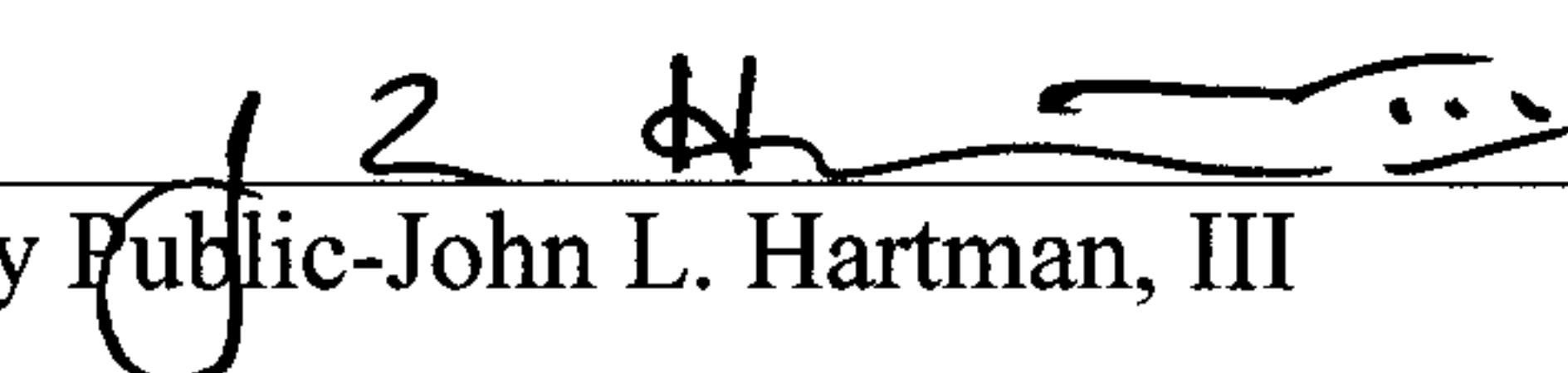
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gary L. Marxen, Sr.** and wife, **Rachel G. Marxen**, 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 official seal this 26th day of April, 2013.

My Commission Expires:
08/04/2013



Notary Public-John L. Hartman, III

Shelby County, AL 05/01/2013
State of Alabama
Deed Tax: \$34.50



EXHIBIT "A"

Lot 3102, according to the Amended Map of Highland Lakes, 3rd Sector, Phase 1, an Eddleman Community, as recorded in Map Book 21, Page 124 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama;

Together with nonexclusive easement to use the private roadways, Common areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Instrument 1994-07111 in the Probate Office of Shelby County, Alabama,, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, recorded as Instrument #1996-17544, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as , the "Declaration").

Subject to:

1. Taxes for the year 2013 and subsequent years;
2. Easement(s), building line(s) and restriction(s) as shown on recorded map;
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
4. Restrictions and covenants appearing of record in Inst. #1996-17543; Inst. #1996-17544; Inst. #1998-29631; Inst. #1998-29632; Inst. #1998-29633 and Inst. #1998-31695;
5. Agreement to Shelby Cable as recorded in Inst. #1997-33476;
6. Right of Way granted to Birmingham Water Works Board recorded in Inst. #1996-25667.



20130501000177120 2/3 \$52.50
Shelby Cnty Judge of Probate, AL
05/01/2013 10:57:20 AM 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 Gary L. Marxen, Sr.
Rachel G. Marxen

Mailing Address 1012 Hermitage Circle
Birmingham, AL 35242

Grantee's Name Jody D. Marxen

Mailing Address 1012 Hermitage Circle
Birmingham, AL 35242

Property Address 1012 Hermitage Circle
Birmingham, AL 35242

Date of Sale April 26, 2013

Total Purchase Price \$252,800.00
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)

☐	Bill of Sale	☐	Appraisal
☐	Sales Contract	☐	Other
☒	Closing Statement		

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 April 26, 2013

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



20130501000177120 3/3 \$52.50
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