


THIS INSTRUMENT PREPARED BY:
D. Barron Lakeman
Lakeman, Peqgler, Hollett & Alsobrook, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Trudie G. Freer
4059 Highland Ridge Road
Hoover, AL 35242

GENERAL WARRANTY DEED

COUNTY OF SHELBY)


20130503000180940 1/2 \$80.00
Shelby Cnty Judge of Probate, AL
05/03/2013 11:26:48 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Twenty-Five Thousand and 00/100 (\$325,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Rein Jeffrey Bodtke and Wanda Rosson Bodtke, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Trudie G. Freer**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 63, according to the Survey of Final Plat of the Mixed Use Subdivision Inverness Highlands, as recorded in Map Book 34, page 45 A&B, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$260,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Trudie G. Freer and Trudie Freer are one and the same person

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 said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 26th day of April, 2013.


Rein Jeffrey Bodtke


Wanda Rosson Bodtke

STATE OF ALABAMA)

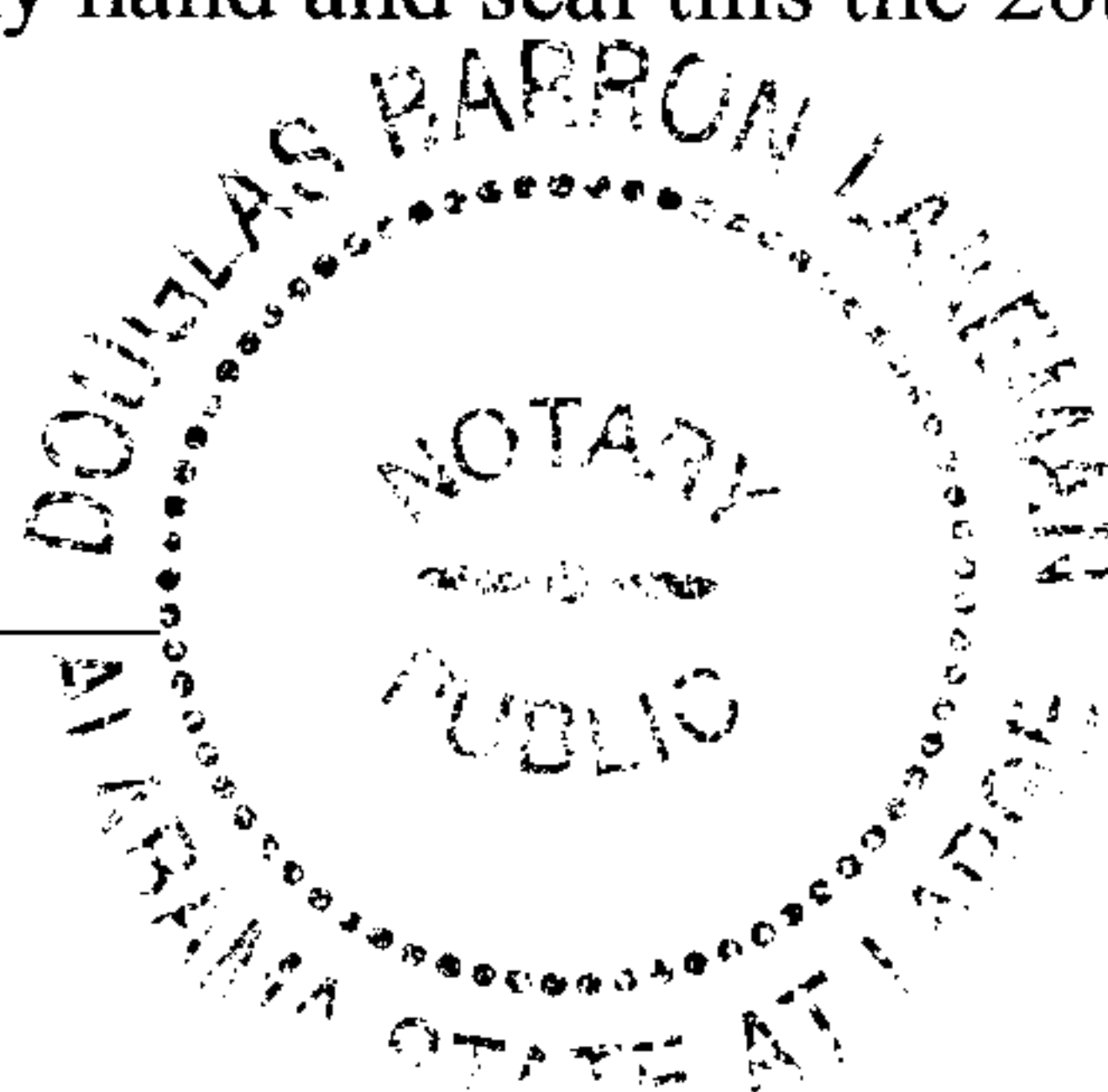
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Rein Jeffrey Bodtke and Wanda Rosson Bodtke 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of April, 2013.


NOTARY PUBLIC

My Commission Expires: 3-3-16



Notary Public - Alabama State At Large
My Commission Expires
March 3, 2016

Shelby County, AL 05/03/2013
State of Alabama
Deed Tax: \$65.00

Real Estate Sales Validation Form

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

Grantor's Name Rein Jeffrey Bodtke
Mailing Address 4059 Highland Ridge Road
Hoover, AL 35242

Grantee's Name Trudie G. Freer
Mailing Address 4059 Highland Ridge Road
Hoover, AL 35242

Property Address 4059 Highland Ridge Road
Hoover, AL 35242

Date of Sale 4/26/2013
Total Purchase Price \$ 325,000.00

or
Actual Value \$

or
Assessor's Market Value \$



20130503000180940 2/2 \$80.00
Shelby Cnty Judge of Probate, AL
05/03/2013 11:26:48 AM 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 4/26/2013

Unattested

(verified by)

Print

Sign

Rein Jeffrey Bodtke

Rein Jeffrey Bodtke

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1