

Send tax notice to:


TIMOTHY VAN TREFETHEN
5365 RIVERBEND TRAIL
HOOVER, AL, 35226

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2013176

WARRANTY DEED


20130506000186280 1/3 \$29.50
Shelby Cnty Judge of Probate, AL
05/06/2013 02:03:26 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Six Thousand Nine Hundred and 00/100 Dollars (\$226,900.00) in hand paid to the undersigned, LAURA BROOKE BELL and CHRISTOPHER P. BELL, WIFE AND HUSBAND, (hereinafter referred to as "Grantors") by TIMOTHY VAN TREFETHEN and SARAH MICHELLE WESTBROOK (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 26-A, ACCORDING TO A RESURVEY OF LOTS 25, 26 AND 27, SANDPIPER TRAIL SUBDIVISION, SECTOR 2, AS RECORDED IN MAP BOOK 15, PAGE 57, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF SANDPIPER TRAIL SUBDIVISION, SECTOR 2 RECORDED IN MAP BOOK 15, PAGE 57, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
3. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, AND GAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, AS RECORDED IN DEED BOOK 186, PAGE 357 AND DEED BOOK 225, PAGE 385.
4. EASEMENT AGREEMENTS AS RECORDED IN MISC. BOOK 1, PAGE 534 AND REAL BOOK 24, PAGE 565.
5. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL AS RECORDED IN REAL BOOK 207, PAGE 399.
6. EASEMENT TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL AS RECORDED IN REAL BOOK 207, PAGE 397.
7. COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN REAL BOOK 340, PAGE 499.


\$215,555.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 05/06/2013
State of Alabama
Deed Tax: \$11.50

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 19th day of April, 2013.

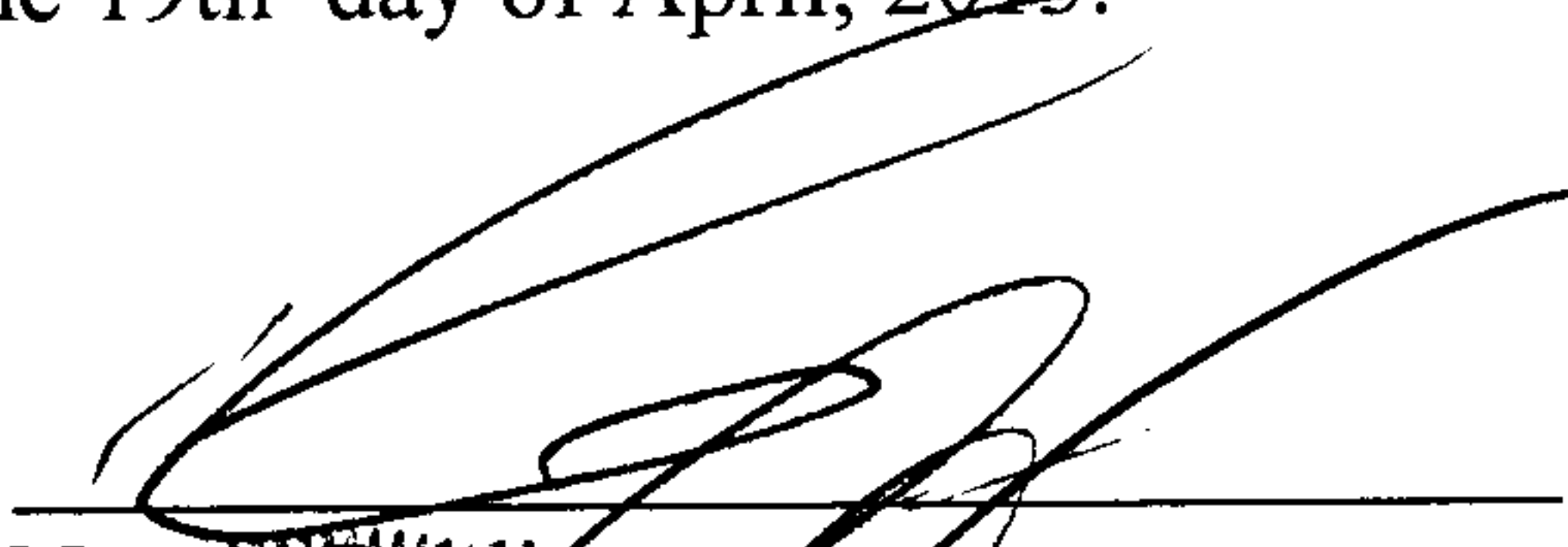

LAURA BROOKE BELL



CHRISTOPHER P. BELL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LAURA BROOKE BELL and CHRISTOPHER P. BELL, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of April, 2013.


Notary Public
Print Name: *Paul D. Stewart Jr*
Commission Expires: *3-16*
NOTARY PUBLIC
April 30, 2016
STATE OF ALABAMA


20130506000186280 2/3 \$29.50
Shelby Cnty Judge of Probate, AL
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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 Laura Brooke Bell
Mailing Address Christopher P Bell
2801 Riverview Rd.
6211 B'ham AL 35242

Grantee's Name Timothy Van Trelethen
Mailing Address Sarah Michelle Westbrook
5365 Riverhead Trail
Birmingham AL 35226

Property Address 5365 Riverhead Trail
Birmingham AL 35226

Date of Sale 4-19-13

Total Purchase Price \$ 224,900

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 4-19-13

Print Timothy Van Trelethen

Unattested

Sign

Timothy Van Trelethen

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 19 DAY OF April

2013.

Form RT-1

COUNTY OF SHELBY

DAY OF

NOTARY PUBLIC



20130506000186280 3/3 \$29.50
Shelby Cnty Judge of Probate, AL
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