


Send tax notice to:
EMIR PASIC
4956 STONECREEK WAY
CALERA, AL, 35040

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2013144

Shelby COUNTY


20130506000186750 1/3 \$20.50
Shelby Cnty Judge of Probate, AL
05/06/2013 03:31:04 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars (\$129,900.00) in hand paid to the undersigned, SIERRA BUILDING COMPANY, LLC, A LIMITED LIABILITY COMPANY (hereinafter referred to as "Grantor") by EMIR PASIC AND JENNIFER PASIC (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 42, ACCORDING TO THE FINAL PLAT OF STONE CREEK, PHASE 5, PLAT ONE, LAKE SECTOR, AS RECORDED IN MAP BOOK 39, PAGE 22, 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
3. ROADS, WAYS, STREAMS OR EASEMENTS, IF ANY, NOT SHOWN OF RECORD, RIPARIAN RIGHTS AND THE TITLE TO ANY FILLED-IN LAND.
4. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OR MINERALS OF EVERY KIND AND CHARACTER, INCLUDING BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL IN, ON OR UNDER SUBJECT PROPERTY.
5. BUILDING SET BACK LINE OF 20 FEET RESERVED FROM STONE CREEK WAY AND 25 FEET FROM REAR BOUNDARY, AS SHOWN PER PLAT.
6. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING, 8 FEET WITHIN BUILDING SETBACK LINES AND 10 FEET ALONG REAR.
7. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INST. #20031218000815660, INST. # 20070801000396200; INST. #200710010000471450 AND BYLAWS SET OUT IN INST. # 20031218000815670, IN PROBATE OFFICE
8. RIGHT(S) OF WAY(S) GRANTED TO SHELBY COUNTY, AS SET OUT IN DEED BOOK 211, PAGE 620 IN THE PROBATE OFFICE.
9. RIGHT(S) OF WAY(S) GRANTED TO ALABAMA POWER COMPANY, AS SET OUT IN DEED BOOK 103, PAGE 170, DEED BOOK 136, PAGE 330, DEED BOOK 129, PAGE 451, DEED BOOK 205, PAGE 674, AND INST #20061212000602110, IN THE PROBATE OFFICE.
10. RIGHT(S) OF WAY(S) GRANTED TO SOUTHERN NATURAL GAS, AS SET OUT IN DEED BOOK 88, PAGE 564 AND DEED BOOK 90, PAGE 241, IN THE PROBATE OFFICE.
11. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 39, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Shelby County, AL 05/06/2013
State of Alabama
Deed Tax: \$2.50

12. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED BOOK 136, PAGE 228, IN PROBATE OFFICE

\$127,546.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, SIERRA BUILDING COMPANY, LLC, by BILLY GOSSETT its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 4th day of April, 2013.

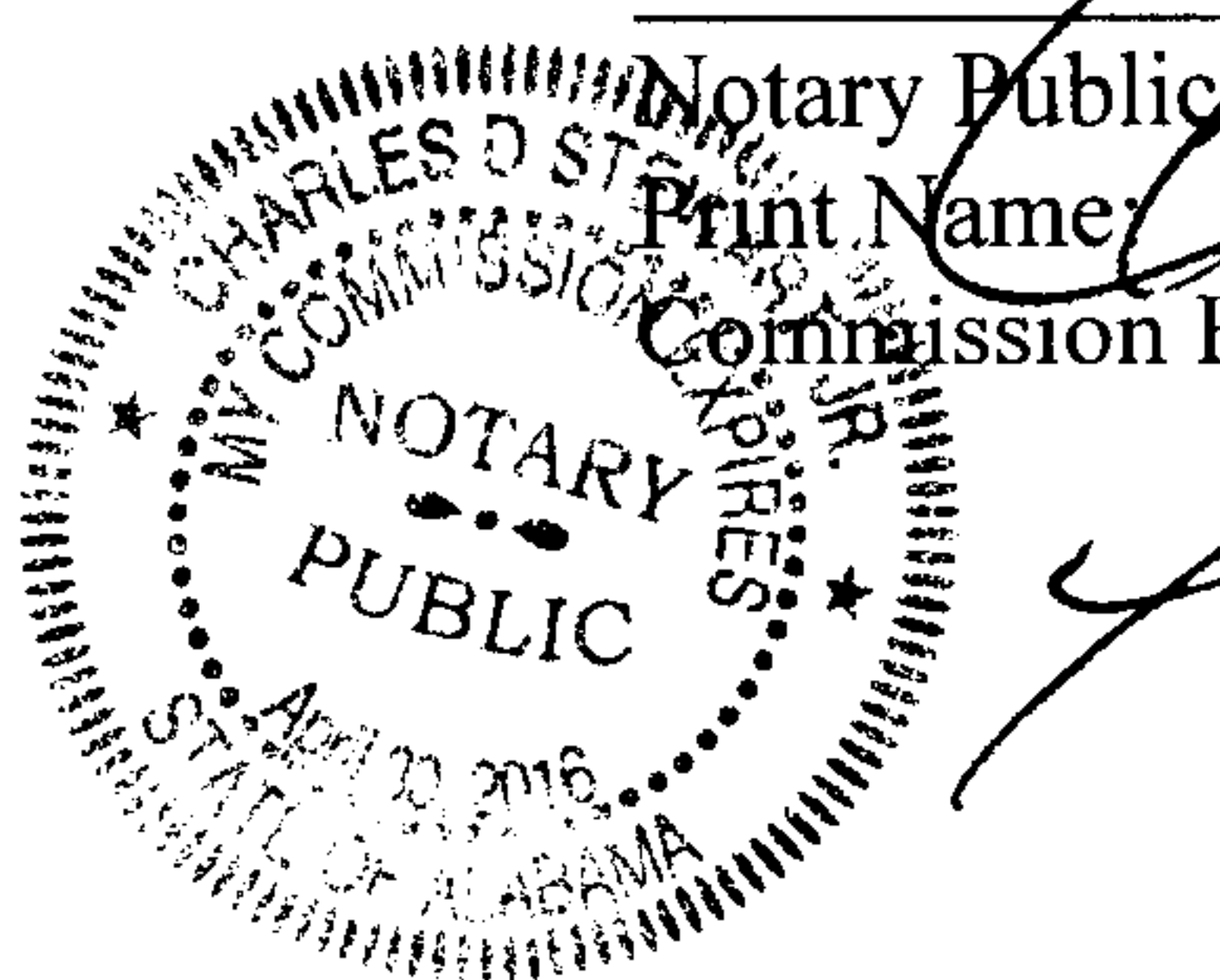
SIERRA BUILDING COMPANY, LLC

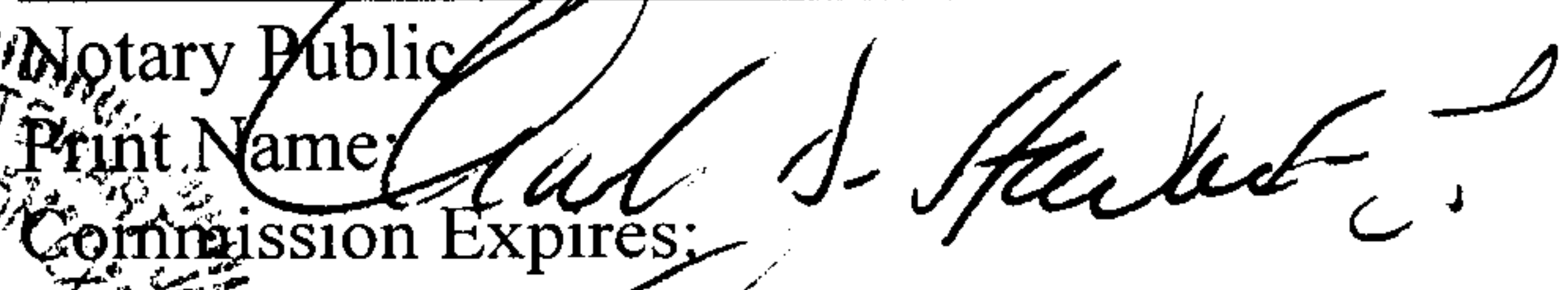

By: 
BILLY GOSSETT
ITS MEMBER


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILLY GOSSETT, whose name as MEMBER of SIERRA BUILDING COMPANY, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 4th day of April, 2013.



Notary Public
Print Name: 
Commission Expires: 


20130506000186750 2/3 \$20.50
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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 Sierra Building Company
Mailing Address P.O. Box 612
Helena AL 35080

Grantee's Name Emir + Jennifer PASIC
Mailing Address 4926 Stone Creek Way
Calera AL 35040

Property Address 4926 Stone Creek Way
Calera AL 35040

Date of Sale 4-4-13
Total Purchase Price \$ 129,900

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 4/4-13

Print Emir Pasic

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS

COUNTY OF SHELBY

DAY OF

2013.



20130506000186750 3/3 \$20.50
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NOTARY PUBLIC