

Send tax notice to:

HEMANT GODARA
3005 OLD STONE DRIVE
BIRMINGHAM, AL, 35242


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

2013295

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:


20130708000276190 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
07/08/2013 02:19:27 PM FILED/CERT

That in consideration of One Hundred Ninety-Five Thousand and 00/100 Dollars (\$195,000.00) in hand paid to the undersigned, CATHERINE A. STELLMACH AND HUSBAND, WILLIAM M. MITCHELL (hereinafter referred to as "Grantors") by HEMANT GODARA (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1-B, ACCORDING TO THE RESURVEY AND SUBDIVISION OF LOT 1-A, BLOCK 2, ACCORDING TO A RESURVEY OF STONERIDGE, AS RECORDED IN MAP BOOK 8, PAGE 33, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

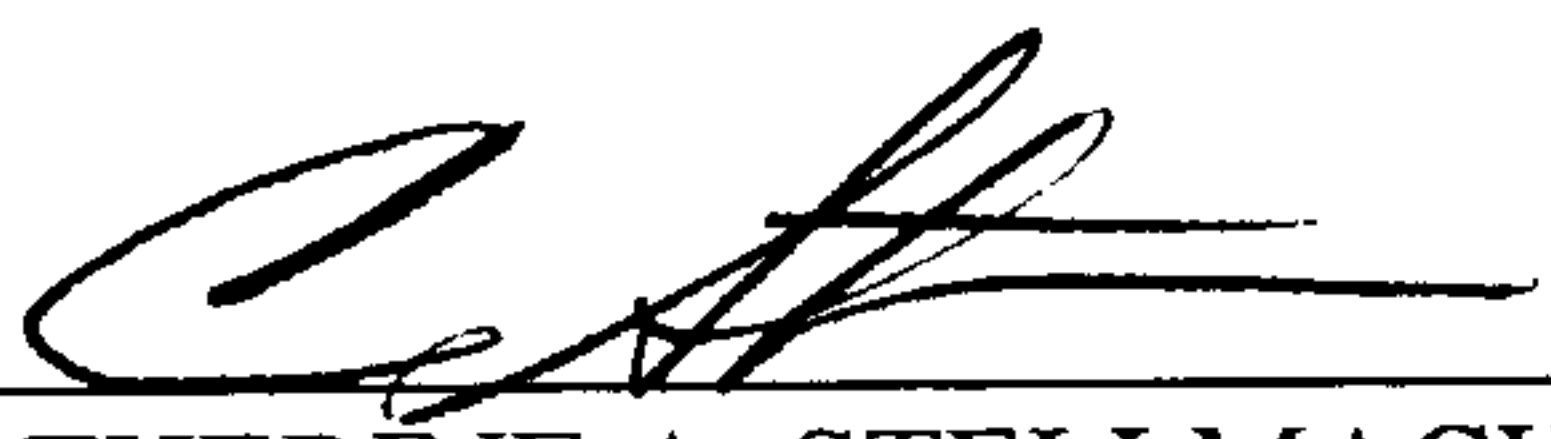
SUBJECT TO:


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. EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, NOT SHOWN BY PUBLIC RECORDS.
3. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
4. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
5. RESTRICTIONS APPPEARING OF RECORD IN MISC. VOLUME 20, PAGE 307.
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 64 PAGE 267.
7. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 308, PAGE 195.

\$189,078.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 Grantee, 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 14th day of June, 2013.



CATHERINE A. STELLMACH


WILLIAM M. MITCHELL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CATHERINE A. STELLMACH AND WILLIAM M. MITCHELL 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 14th day of June, 2013.




Notary Public

Print Name:

Commission Expires

8-30-16


20130708000276190 2/3 \$24.00
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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 Catherine A Stellmack
Mailing Address P.O. Box 212
Cambridge, AL 35252

Grantee's Name Hermant Godara
Mailing Address 3005 Old Stone Dr
B'ham AL 35242

Property Address 3005 Old Stone Dr
B'ham AL 35242

Date of Sale 6-17-13
Total Purchase Price \$ 195,000

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 6-18-13

Print Catherine A Stellmack

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

COUNTY OF SHELBY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 14 DAY OF June, 2013.

20130708000276190 3/3 \$24.00
Shelby Cnty Judge of Probate, AL
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NOTARY PUBLIC