This instrument is prepared by:

David F. Ovson 2807 Cahaba Road Birmingham, AL 35223 SEND TAX NOTICE TO: Donald E. Ransom

3440 Moss Brook Lane 209 Willow Lake Circle Vestavia, AL 35243 Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA JEFFERSON COUNTY

Shelby Cnty Judge of Probate, AL 08/13/2013 08:16:04 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty Five Thousand And No/100 Dollars (\$185,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, We, Rusert Homes, LLC, an Alabama Limited Liability Company, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Donald E. Ransom and Kerri C. Ransom (hereinafter Grantees), as joint tenants with rights of survivorship, all of our right, title and interest in the following described real estate, situated in Jefferson County, Alabama.

Lot 124, according to the Survey of Final Plat Willow Oaks, as recorded in Map Book 38, Page 137 A, B and C, in the Office of the Judge of Probate of Shelby County, Alabama.

One Hundred Forty Eight Thousand and NO/100 Dollars (\$148,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 31, 2013.

Rusert Homes, LLC, an Alabama limited liability company by ServisFirst Bank, its attorney-in-fact by:

Clark Zinsmeister, Vice President

Shelby County, AL 08/13/2013 State of Alabama Deed Tax:\$37.00

## STATE OF ALABAMA **COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said state and county, hereby certify that, Clark Zinsmeister as Vice President, ServisFirst Bank, as attorney-in-fact for Rusert Homes, LLC, whose names is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st ay of July 2013.

**Notary Public** 

My Commission Expires:

DAVID F. OVSON Notary Public State of Alabama MY COMMISSION EXPIRES: August 27, 2016

## Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Donald E. Ransom and Kerri C. Grantee's Name Rusert Homes, LLC, an Alabama Grantor's Name limited liability company Ransom 209 Willow Oaks Circle 1015 Sedgefield Drive Mailing Address Mailing Address Sylacauga, AL 35150 Westover, AL 35185 July 31, 2013 Property Address 209 Willow Oaks Circle Date of Sale \$185,000.00 Total Purchase Price Westover, AL 35185 or Actual Value Assessor's Market Value \$ Shelby Cnty Judge of Probate, AL 08/13/2013 08:16:04 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 **Appraisal** 

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Other:

## Instructions

Grantor's name and mailing address - Rusert Homes, LLC, an Alabama limited liability company, 209 Willow Oaks Circle, Westover, AL 35185.

Grantee's name and mailing address - Donald E. Ransom and Kerri C. Ransom, 1015 Sedgefield Drive, Sylacauga, AL 35150.

Property address - 209 Willow Oaks Circle, Westover, AL 35185

Date of Sale - July 31, 2013.

Sales Contract

X Closing Statement

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 with be used and the taxpayer will be penalized pursuant to <u>Code of Alabama</u> 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: July 31, 2013

Agent

Validation Form