

This Instrument prepared by:
John H. Henson
1220 Alford Ave
Birmingham, AL 35226

SEND TAX NOTICE TO:
Jason A. Mann and Rebecca L. Mann
1191 Country Club Cir
Hoover, 35244

20130816000336170 1/3 \$100.00
Shelby Cnty Judge of Probate, AL
08/16/2013 03:49:23 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

20130319000260710 1/1
Bk: LR201312 Pg:5448
Jefferson County, Alabama
not certify this instrument filed
03/19/2013 10:08:58 AM D
Judge of Probate- Alan L. King

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Sixty-Two Thousand And No/100 Dollars (\$362,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, David James Baltscheit and Sherry Baltscheit, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jason A. Mann and Rebecca L. Mann (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama .

Lot 2405, according to the map and survey of Riverchase Country Club, 24th Addition, as recorded in Map Book 10, Page 64, in the Probate Office of Shelby County, Alabama.

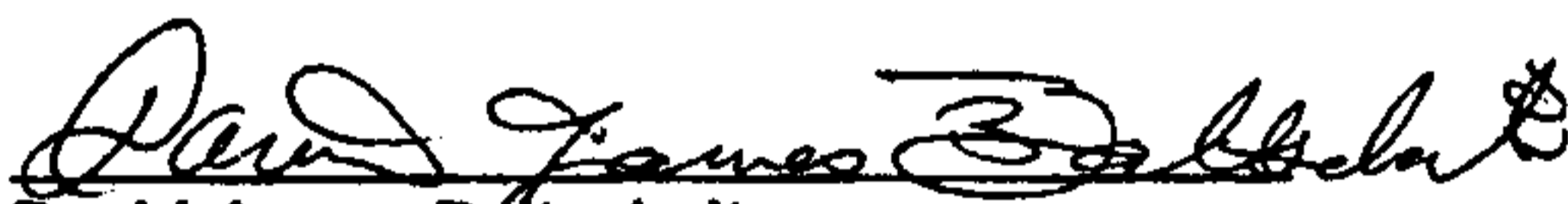
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.


Two Hundred Eighty-Two Thousand And No/100 Dollars (\$282,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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 February 27, 2013.


David James Baltscheit


Sherry Baltscheit

20130319000260710 1/1
Bk: LR201312 Pg:5448
Jefferson County, Alabama
03/19/2013 10:08:58 AM D
Fee - \$16.00
Deed Tax - \$80.00

Total of Fees and Taxes-\$96.00
CRONANL

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David James Baltscheit and Sherry Baltscheit who are known to me and have acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 27th day of February, 2013 .

Notary Public

Commission Expires:

JOHN HARWELL HENSON
Notary Public Alabama State At Large
My Commission Expires Nov. 21, 2015

Shelby County, AL 08/16/2013
State of Alabama
Deed Tax:\$80.00

20130816000336170 2/3 \$100.00
Shelby Cnty Judge of Probate, AL
08/16/2013 03:49:23 PM FILED/CERT

Jefferson County

I, the Undersigned, as Judge of Probate in and for said County, in said State, hereby certify that the foregoing is a full, true and correct copy of the instrument with the filing of same as appears of

record in this office in vol. 501312 page 5448

Given under my hand and official seal, this the 14
day of August, 2013.

Alan L. Krieg

Judge of Probate

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

Grantor's Name	David James Baltscheit and Sherry Baltscheit	Grantee's Name	Jason A. Mann and Rebecca L. Mann
Mailing Address	1191 Country Club Cir. Hoover, 35244	Mailing Address	_____ _____
Property Address	1191 Country Club Cir. Hoover, 35244	Date of Sale	February 27, 2013
		Total Purchase Price	\$362,000.00
		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 - David James Baltscheit and Sherry Baltscheit, 1191 Country Club Cir., Hoover, 35244.

Grantee's name and mailing address - Jason A. Mann and Rebecca L. Mann, , .

Property address - 1191 Country Club Cir., Hoover, 35244

Date of Sale - February 27, 2013.

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 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: February 27, 2013

Sign


Agent


20130816000336170 3/3 \$100.00
Shelby Cnty Judge of Probate, AL
08/16/2013 03:49:23 PM FILED/CERT