

This instrument was prepared by
William G. Barnes
5708 Lazy Brooke Court
Pinson, Alabama 35126

Send Tax Notice To:
Jeffrey M. Salchert
2117 Cameron Circle
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

JEFFERSON
DVE



20130906000364250 1/2 \$58.50
Shelby Cnty Judge of Probate, AL
09/06/2013 02:16:33 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 (\$415,000.00)** Dollars
to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
DEBORA L. WILSON AND MICHAEL WILSON, WIFE AND HUSBAND

(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

JEFFREY M. SALCHERT

(herein referred to as grantee, whether one or more), the following described real estate situated in **SHELBY** County,
Alabama, to-wit:

**LOT 12, ACCORDING TO THE SURVEY OF ST. IVES AT GREYSTONE, AS RECORDED IN MAP BOOK 15, PAGE 70
A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

SUBJECT TO TAXES.

**SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS,
ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.**

\$ 373,500.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY
MORTGAGE LOAN CLOSED SIMLTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, to the said GRANTEE, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and
assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless
otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs,
executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 5th day of
September, 2013.

Shelby County, AL 09/06/2013
State of Alabama
Deed Tax: \$41.50

Debora L. Wilson (Seal)
DEBORA L. WILSON

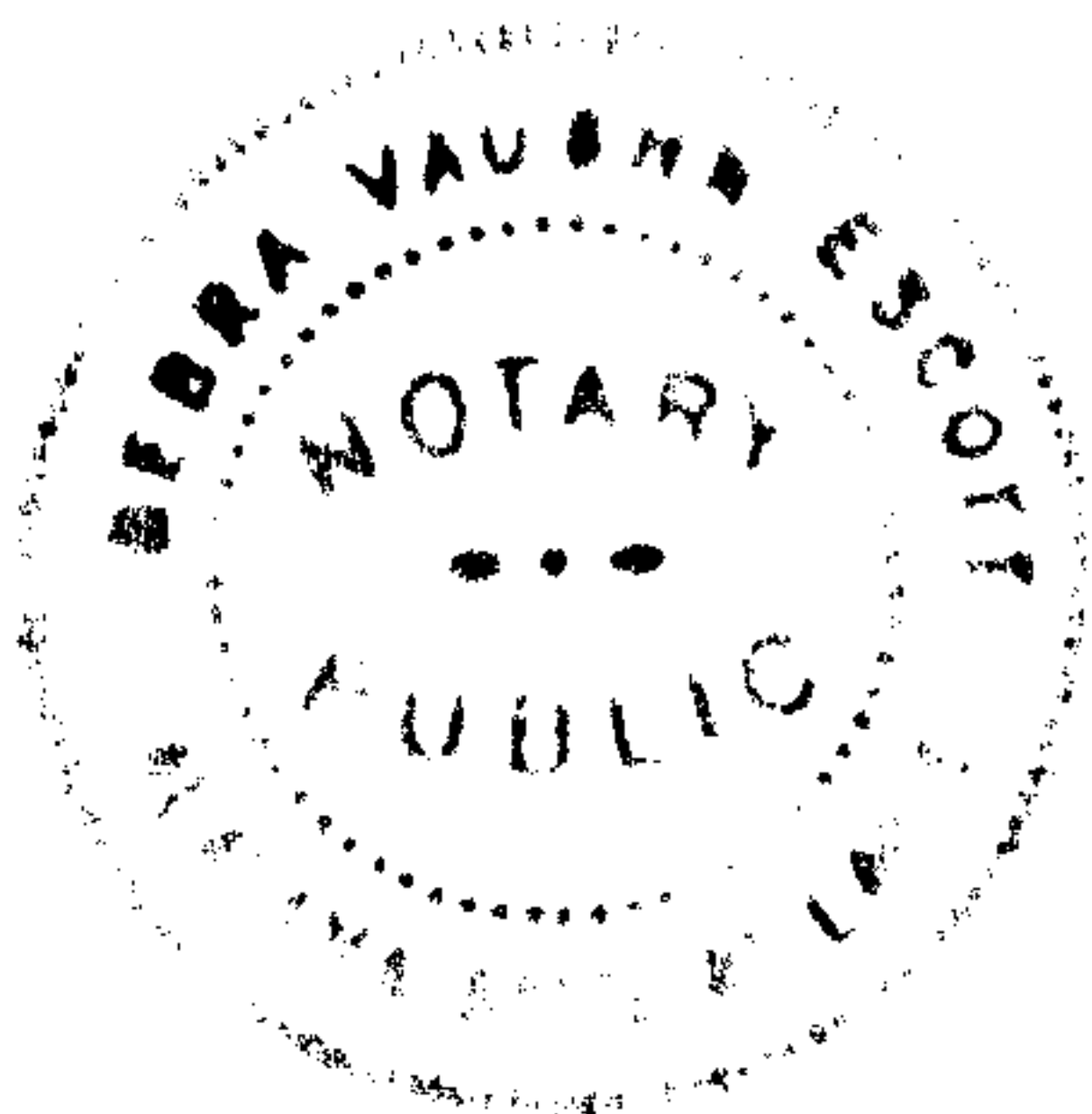
Michael Wilson (Seal)
MICHAEL WILSON

STATE OF ALABAMA
COUNTY OF SHELBY

JEFFERSON
DVE

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **DEBORA L.
WILSON AND MICHAEL WILSON, WIFE AND HUSBAND**, whose names are signed to the foregoing conveyance, and
who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance,
they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5 day of September, 2013.



NO. 15
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/15/2015

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Deborah L. Wilson &
Mailing Address Michael Wilson
2937 Berkeley Dr
Bham AL 35242

Grantee's Name Jeffrey M. Salchert
Mailing Address 2117 Cameron Circle
Birmingham AL
35242

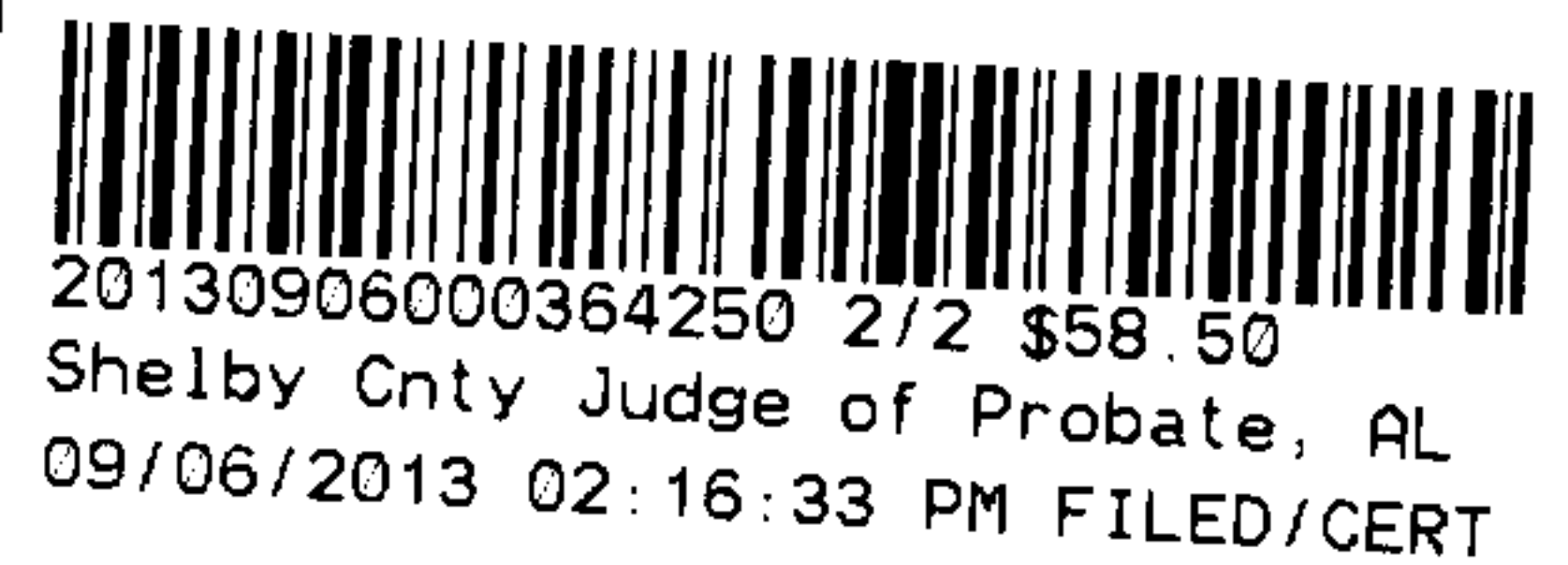
Property Address 2117 Cameron Cir
Birmingham AL
35242

Date of Sale 9/5/2013
Total Purchase Price \$ 415,000.00
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 - 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 9/5/2013

Print

Priscilla Lowe

Sign

Priscilla Lowe

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1