

This instrument was prepared by:
Robert L. Shields III, Esq.,
THE SHIELDS LAW FIRM
3021 Lorna Road, Suite 301
Birmingham, AL 35216

Send Tax Notice to:
Justin Ryan Becker
2045 Sweetgum Dr.
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Two Hundred Thirteen Thousand Two Hundred Eighty and no/100 Dollars (\$213,280.00) evidenced by Promissory Note and Mortgage of even date and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Morris Becker and wife, Virginia Becker** (herein referred to as Grantors), grant, bargain, sell and convey unto **Justin Ryan Becker** an unmarried man, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 414 according to the Riverchase Country Club Addition, as recorded in Map Book 8, page 160, in the Probate Office of Shelby County, Alabama.

The property conveyed herein is not the homestead of the Grantor.

It is the intention of this conveyance to transfer title to property located at: 2045 Sweetgum Drive, Birmingham, Alabama 35244.


Two Hundred Thirteen Thousand Two Hundred Eighty and no/100 Dollars (\$213,280.00) of the consideration for this transfer was paid by Grantee's execution of a promissory note of even date and execution of a mortgage of even date on the herein described property given to secure the payment of said promissory note.

(This Deed prepared at request of Grantors without benefit of title inspection or title review).

The property is sold "as is and where is" without representation or warranty of any kind (except as to title set forth below) including, but not limited to, zoning, physical condition, or any other condition, matter or restriction whatsoever.

Subject to:

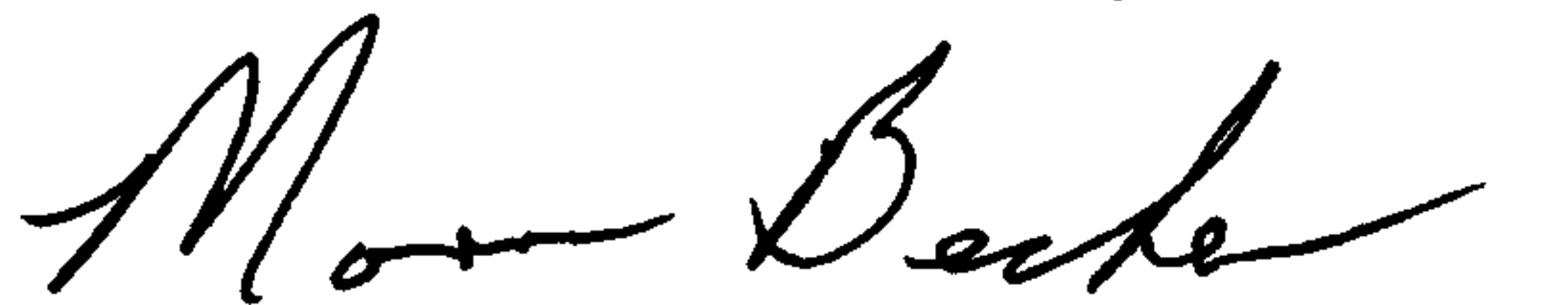
1. Easements, restrictions and rights of way of record.
2. Current zoning restrictions.
3. Ad Valorem taxes for year 2013, a lien not yet payable until October 1, 2013 and subsequent years. Grantee shall pay all ad valorem taxes for 2013 and thereafter.
4. Subject to rights of parties in possession, encroachments, overlaps, overhangs, discrepancies or conflicts in boundary lines, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters, not of record, which would be disclosed by an accurate survey and/or inspection of the premises.
5. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
6. Liens or amounts owing for sewer, water or other utility services or other liens of record (if any).


20131002000395080 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/02/2013 12:53:12 PM FILED/CERT

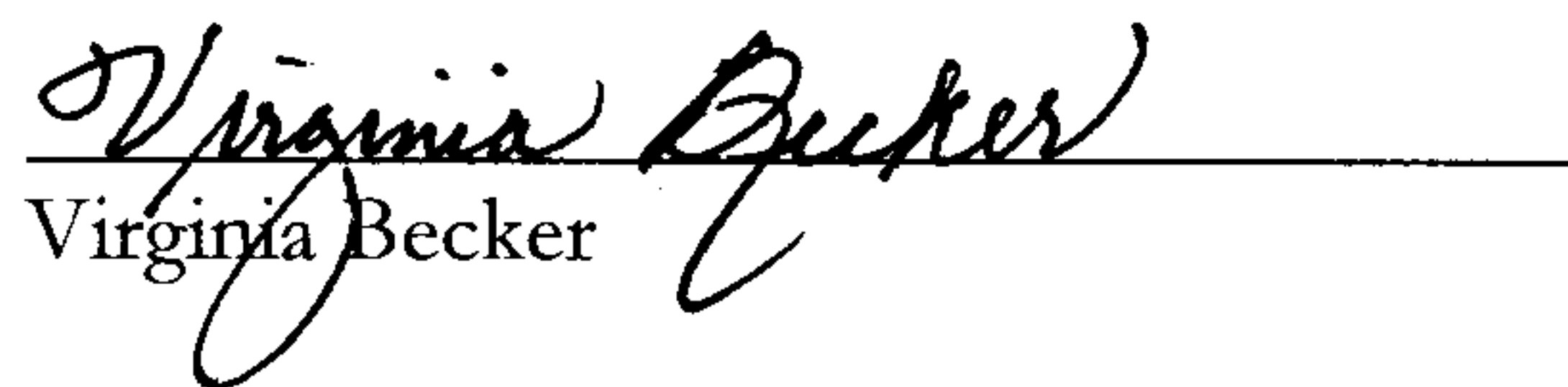
TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs, executors, administrators 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 I 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this ____ day of August 2013.



Morris Becker



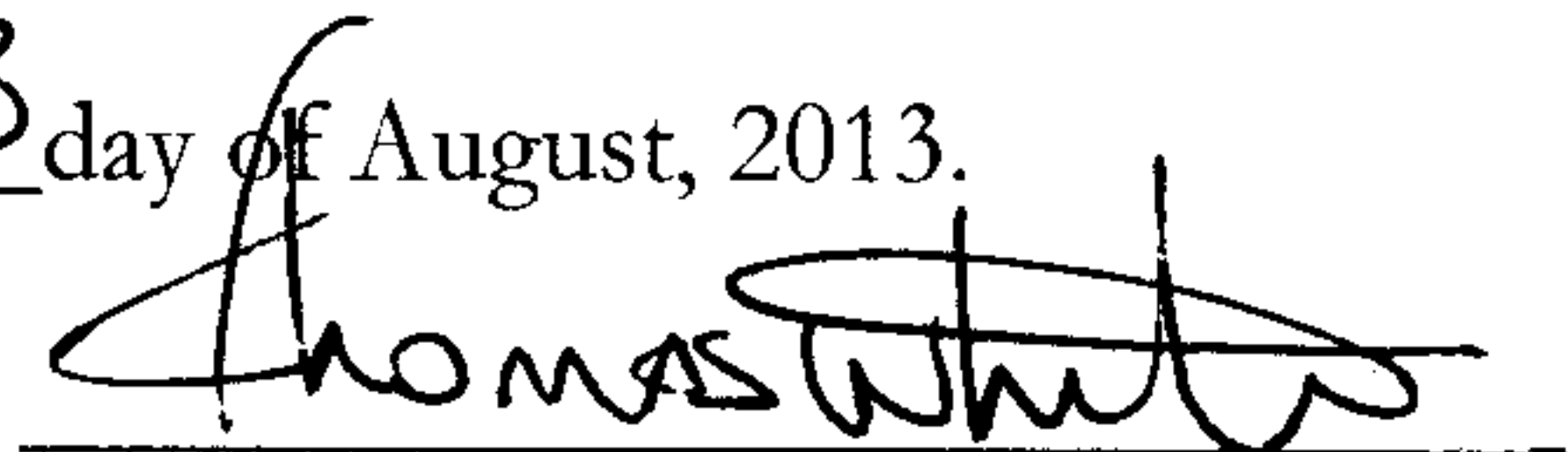
Virginia Becker

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Morris Becker and wife, Virginia Becker, whose names are signed on 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.

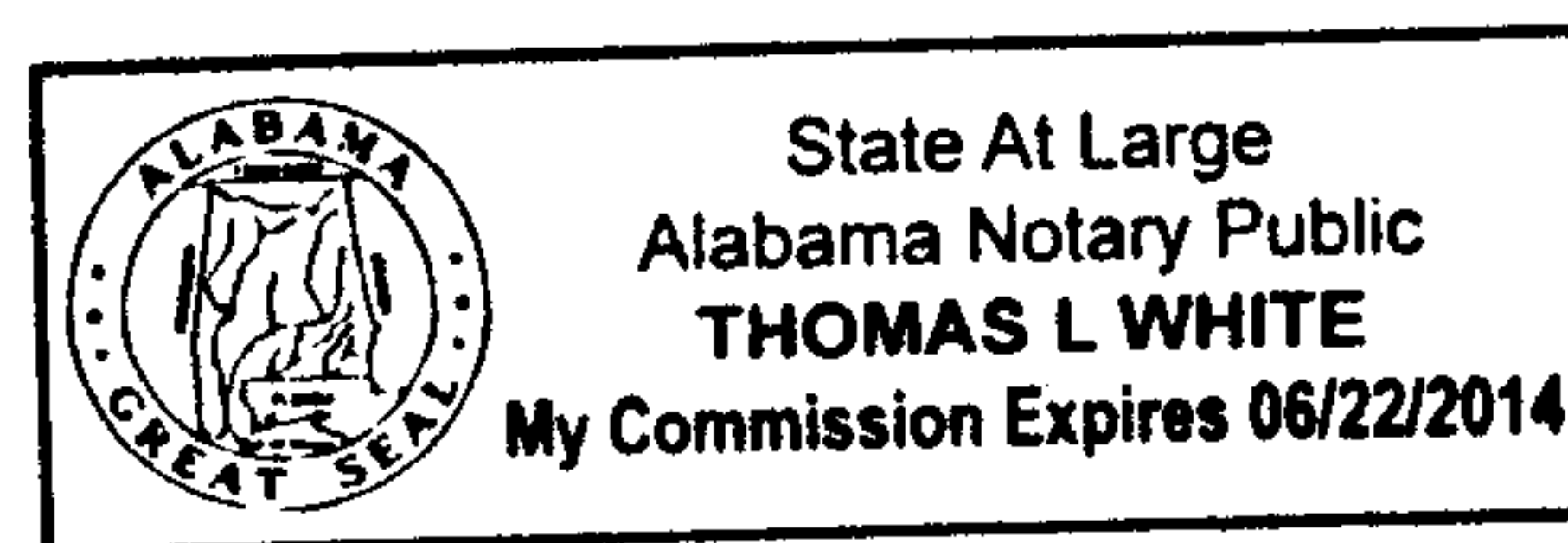
Given under my hand and official seal this 23 day of August, 2013.



Notary Public

My Commission Expires:

THOMAS WHITE



SEP 23 2013



20131002000395080 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/02/2013 12:53:12 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Morris Becker
Mailing Address 3130 Crossings Drive
Birmingham, AL 35242


Grantee's Name Justin Ryan Becker
Mailing Address 2045 Sweetgum Dr.
Hoover, AL 35244

Property Address 2045 Sweetgum Dr.
Hoover, AL 35244

Date of Sale _____
Total Purchase Price \$ 213,280

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____


20131002000395080 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/02/2013 12:53:12 PM 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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other MORTGAGE FILED SIMULTANEOUSLY

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 9/24/13

Print J. Ryan Becker

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1