

Send tax notice to:

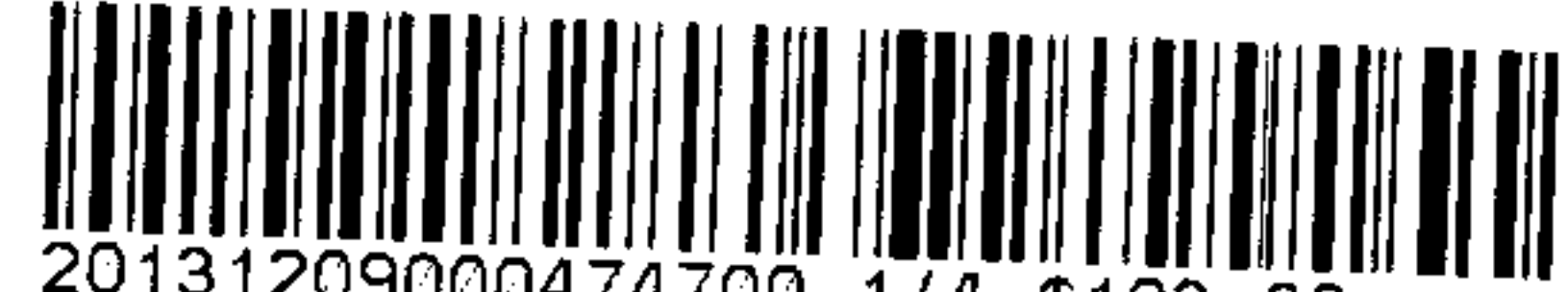
Eric Gruschow
81 Silver Loop
Columbiana, AL 35051

This instrument prepared by:

R.J. Hughes
300 MANHATTAN LAKES
Columbiana, AL 35051

STATE OF ALABAMA

SHELBY COUNTY



20131209000474700 1/4 \$103.00
Shelby Cnty Judge of Probate, AL
12/09/2013 02:53:47 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred ninety thousand and 00/100 Dollars (\$190,000.00) in hand paid to the undersigned RJ Hughes(hereinafter referred to as Grantors") by Eric Gruschow (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in SHELBY COUNTY, Alabama, to-wit:

IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A Mortgage in the amount of \$110,000 is being recorded simultaneously.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO NOT OWNED BY GRANTORS. RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), hereunto set their signature(s) and seal(s) on this the 9th day of December, 2013.

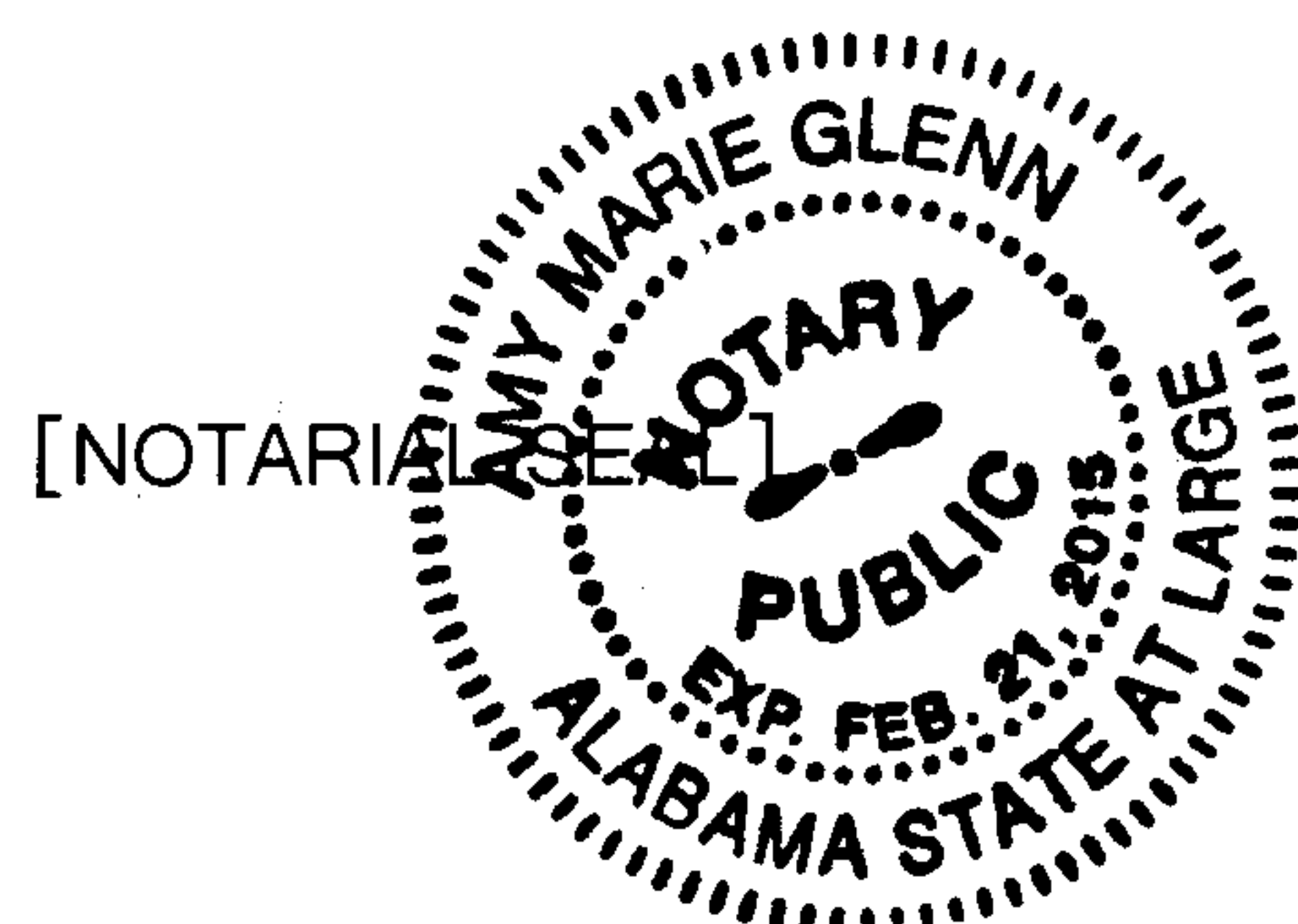

RJ Hughes

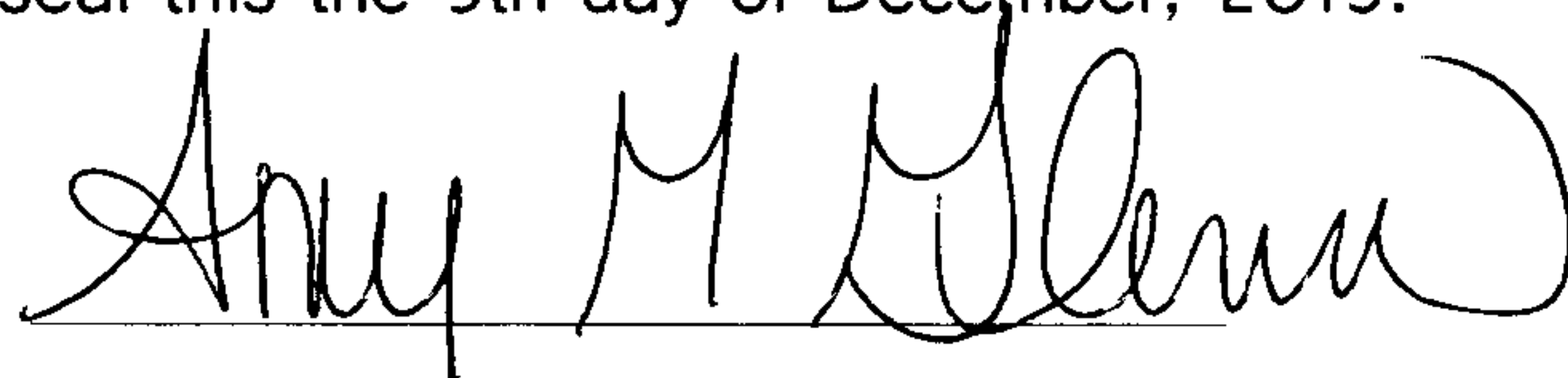
STATE OF ALABAMA
COUNTY OF SHELBY


20131209000474700 2/4 \$103.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tommy Chaney, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of December, 2013.




Notary Public
Print Name: Amy M Glenn
Commission Expires: 2/21/2015

Shelby County, AL 12/09/2013
State of Alabama
Deed Tax: \$80.00



10/01/2013



R87177Z

HUGHES R J

MARKET VALUE:

223,900.00

PARCEL NUMBER

30 3 05 0 000 004.000

ASSD. VALUE

36,420.00

RECEIPT#

87177

HOMESTEAD

0.00

TAX YEAR

2013

CU VALUE

0.00

TOTAL TAX DUE:

\$1,606.28

MUNICIPALITY

COUNTY

AL. Firefighter's Annuity and Benefit Fund. If you want to donate an additional \$2.00 to this fund, please check box



NE1/4 NW1/4 SEC 5 T22S R1E SEC5 T22S R1E

S: 05 T: 22S R: 01E

ACRES: 39.00

DIM: 208.71 x 208.71

Return top stub with payment

OWNER NAME: HUGHES R J

PARCEL NUMBER: 30 3 05 0 000 004.000

RECEIPT#: 87177

TAX YEAR: 2013

TAX DUE: \$1,606.28

Pay your Property Taxes Online at ptc.shelbyal.com. E-Checks and credit cards are accepted online only. Acceptable payment methods in our office are check, certified check, money order, or cash. If mailing payment, submit the top portion to ensure proper credit. To receive a paid receipt, please include a self addressed, stamped envelope.

Make Payment to: DON ARMSTRONG
PROPERTY TAX COMMISSIONER
P.O. BOX 1298
COLUMBIANA, AL 35051

Taxes are due 10/01 of this year and are delinquent after 12/31.

Note: All Business Personal Property taxes must be paid prior to accepting payment of Real Property

Please check all information on this notice. If you no longer own this property, please notify us at (205) 670-6900. If your mortgage company pays the taxes, please forward this bill to them as a reminder.

Thank you for your cooperation. We are here to serve you.

Don Armstrong
Property Tax Commissioner



R87177Z



20131209000474700 3/4 \$103.00
Shelby Cnty Judge of Probate, AL
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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 RJ Hughes
Mailing Address 300 MANHATTAN LAKES
COLUMBIA, AL 35051

Grantee's Name ERIC GRUSHOW
Mailing Address 81 SILVERLEAF RD
COLUMBIA, AL 35051

Property Address 81 SILVERLEAF RD
COLUMBIA, AL 35051

Date of Sale 12/9/13
Total Purchase Price \$ 170,000

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,

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, 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 12-9-13

Print R.J. Hughes

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1