

This instrument was prepared by:
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Lakeman, Peagler, Hollett & Alsobrook, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice To:
Juro Sunde
127 Londonderry
Maylene, AL 35114



20140102000001660 1/2 \$40.50
Shelby Cnty Judge of Probate, AL
01/02/2014 02:53:09 PM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Seventeen Thousand and 00/100 (\$117,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Charlotte Fay Payne, the Personal Representative of the Estate of William M. Dennis, Probate Case No. PR-2013-000418** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Juro Sunde** (hereinafter referred to as GRANTEEES), their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 269, according to the Survey of Cedar Grove at Sterling Gate Sector 2, Phase 6, as recorded in Map Book 30, Page 86, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$93,600.00 of the above-receipted purchase price was paid from a mortgage loan closed simultaneously herewith.

Juro Sunde AKA Sunde Julio

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE's heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 30th day of December, 2013.

Charlotte Fay Payne
Representative of the Estate of
William W. Dennis, Probate Case No.
PR-2013-000418
**Charlotte Fay Payne, the Personal
Representative of the Estate of
William M. Dennis, Probate Case No.
PR-2013-000418**

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charlotte Fay Payne, the Personal, Representative of the Estate of William M. Dennis, Probate Case No. PR-2013-000418**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day 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 30th day of December, 2013

Notary Public - Alabama State At Large
My Commission Expires
March 3, 2016

Shelby County, AL 01/02/2014
State of Alabama
Deed Tax:\$23.50

NOTARY PUBLIC

My Commission Expires:

3-3-16

NOTARY PUBLIC
STATE OF ALABAMA

Real Estate Sales Validation Form

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

Grantor's Name Charlotte Fay Payne, the personal
Mailing Address Representative of the Estate of William M. Payne
127 Londonderry
Maylene, AL 35114

Grantee's Name Juro Sunde
Mailing Address 127 Londonderry
Maylene, AL 35114

Property Address 127 Londonderry
Maylene, AL 35114

Date of Sale 12/30/2013
Total Purchase Price \$ 117,000.00
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 Appraisal
 Sales Contract Other
 Closing Statement

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 av:

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 12-30-13

Print CHARLOTTE FAY PAYNE

Sign Charlotte Fay Payne

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

[Print Form](#)

Form RT-1