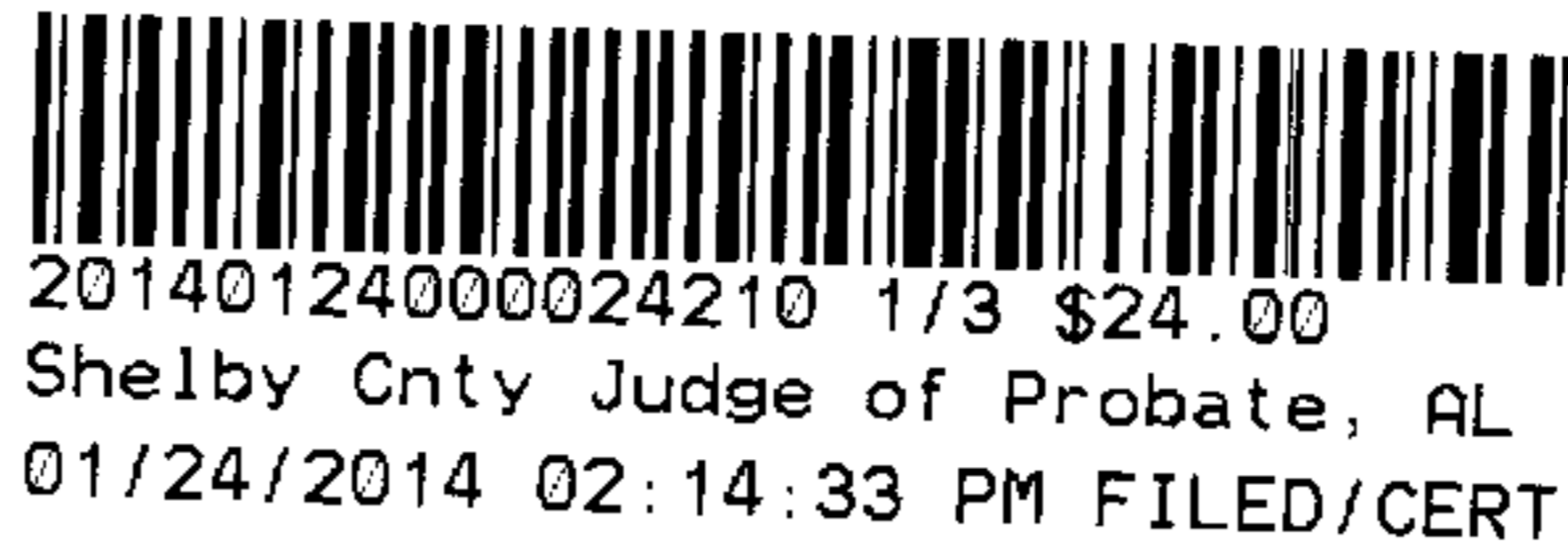


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Shannon Ramage
1922 Seattle Slew Dr
Helena AL 35080



WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Fifteen Thousand Dollars and zero cents (**\$215,000.00**), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **David Lynn Davidson and wife, Amberly Davidson**, grant, bargain, sell and convey unto **Shannon Ramage**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 40, according to the Survey of Dearing Downs, 11th Addition, as recorded in Map Book 15, page 90, in the Office of the Judge of Probate of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way and permits of record.

Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$211,105.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$0.00) of the aforementioned was paid by second mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

Shelby County, AL 01/24/2014
State of Alabama
Deed Tax:\$4.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of January, 2014.

David Lynn Davidson
David Lynn Davidson

Amberly Davidson
Amberly Davidson

STATE OF Pennsylvania
COUNTY OF Clarion

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **David Lynn Davidson**, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of January 2014.

Carol A. Cox
Notary Public

My Commission Expires: 9-14-14

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Carol A. Cox, Notary Public
Clarion Boro, Clarion County
My commission expires September 14, 2014

STATE OF Pennsylvania
COUNTY OF Clarion

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Amberly Davidson**, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of January 2014.

Carol A. Cox
Notary Public

My Commission Expires: 9-14-14

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Carol A. Cox, Notary Public
Clarion Boro, Clarion County
My commission expires September 14, 2014



20140124000024210 2/3 \$24.00
Shelby Cnty Judge of Probate, AL
01/24/2014 02:14:33 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 SIRVA Relocation Grantee's Name Shanna Runyan
Mailing Address 6200 Oak Tree Blvd, Independence OH 44131 Mailing Address 1922 Seattle Stew Dr Helena AL 35080

Property Address 1922 Seattle Stew Dr Helena AL 35080 Date of Sale 1-22-14 Total Purchase Price \$ 215,000 Or Actual Value \$ Or Assessors 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 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 recording.
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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 1-22-14
Unattested (verified by)

Print Mike T. Alcham
Sign (Grantor/Grantee/Owner/Agent) circle one

