

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of Six Hundred Sixteen Thousand and No/100ths Dollars (\$616,000.00) and other good and valuable consideration to her in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **ANDREAS RAUTERKUS, an unmarried person** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **JAMMIE MICHELLE MELLARD** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 206, according to the map of Highland Lakes, 2nd Sector, an Eddleman Community, as recorded in Map Book 20, page 150, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Birmingham, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, taxes and assessments for the year 2014 and all susequent years, and the following:

1. **Utility easements as shown by recorded plat, including, 30 feet along the rear.**
2. **Restrictions, limitations and conditions as set out in Plat Book 20, page 150, in the Probate Office of Shelby County, Alabama.**
3. **Restrictions, covenants, and conditions as set out in Inst. No. 1994-7111 and Inst. No. 1996-17543, along with Supplemental Covenants set out in Inst. No. 1995-10928, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
4. **Agreement with Alabama Power Company as to underground cables recorded in Inst. No. 1997-19422, in Probate Office.**
5. **Lake Easement Agreement executed by Highland Lake Properties, Ltd. And Highland Lake Development, Ltd., providing for easements, use by others, and maintenance of Lake property described within Inst. No. 1993-15705, in Probate Office.**
6. **Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Inst. No. 1993-15704, in Probate Office.**
7. **Cable Agreement set out in Inst. No. 1997-19422, in Probate Office.**
8. **Release of damages, restriction, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in, and as referenced in deed(s) recorded in Inst. No. 1997-96 and corrected in Inst. No. 1997-32822, in Probate Office.**

9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. No. 1997-32822, in Probate Office.

\$ 308,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantee as sole owner.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantee, her heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set her hand and seal this 4th day of April, 2014.



WITNESS



Andreas Rauterkus {L.S.}

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Andreas Rauterkus**, 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 seal this 4th day of April, 2014.



Notary Public Angela D. Phillips
My commission expires 01/12/2016

GRANTEE'S MAILING ADDRESS:

Jammie Michelle Mellard
1246 Highland Lakes Trail
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2014-02-3784



Real Estate Sales Validation Form

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

Grantor's Name Andreas Rauterkus
 Mailing Address 3798 Crossings Crest
 Birmingham, AL 35242

Grantor's Name Jammie Michelle Mellard
 Mailing Address 1246 Highland Lakes Trail
 Birmingham, AL 35242

Property Address 1246 Highland Lakes Trail
 Birmingham, AL 35242

Date of Sale 04/04/2014
 Total Purchase Price \$616,000.00
 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 evidenced: (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 - provided 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 of the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real 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 not 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 4/4/14

Unattested

Print: Andreas Rauterkus

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/11/2014 08:35:56 AM
 \$328.00 CHERRY
 20140411000105250