

### This Instrument Prepared By:

C. Ryan Sparks, Attorney 2635 Valleydale Road, Suite 200 Birmingham, Alabama 35244

DIRECT: 205-215-8433

### Send Tax Notice To Grantees Address:

Melissa Kearney 908 Wilderness Circle Pelham, Alabama 35124

### WARRANTY DEED

## STATE OF ALABAMA **COUNTY OF SHELBY**

#### KNOW ALL MEN BY THESE PRESENTS,

On this April 30, 2014, That for and in consideration of ONE HUNDRED FIFTY FOUR THOUSAND AND N0/100 (\$154,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS ROBERT H. WISER and REBECCA D. WISER, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, MELISSA KEARNEY, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY** COUNTY, ALABAMA, to wit:

Lot 27, Block 1, according to the Survey of Cahaba Valley Estates First Sector, as recorded in Map Book 5, Page 84, in the Probate Office of Shelby County, Alabama.

#### Subject to:

- General and special taxes or assessments for the year 2014 and subsequent years not yet due and payable.
- 2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
- 3. Mineral and mining rights not owned by Grantors.
- Any applicable zoning ordinances.
- Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
- 6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 5, Page 84.
- Restrictions and Covenants appearing of record in Shelby Deed 272, Page 320.
- Right-of-way granted to Alabama Power Company recorded in Shelby Deed 273, Page 60, and Shelby Deed 274, Page 316.

Robert H. Wiser is one and the same person as Robert W. Wiser in that certain deed dated April 11, 2005 and recorded April 12, 2005 in Instrument #20050412000172020.

**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, Grantee's 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 SHELBY 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, the said Grantors have hereunto set their hands and seals on this day of April 30, 2014.

Robert H. Wiser

Rebecca D. Wiser

# STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Robert H. Wiser and Rebecca D. Wiser, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Robert H. Wiser and Rebecca D. Wiser each executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day

of April 30, 2014.

C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

[Affix Seal Here]



Shelby Cnty Judge of Probate, AL 05/05/2014 09:33:21 AM 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	Robert H. Wiser Rebecca D. Wiser	<b>-</b>	Grantee's Name	<del></del>
Mailing Address	908 Wilderness Cirlce	<del></del>	Mailing Address	······································
	Pelham, Alabama 35124	_		908 Wilderness Circle
	- Ciliani, Aliabania 55121	_		Pelham, Alabama 35124
Property Address	908 Wilderness Circle	<b></b>	Date of Sale	
	Pelham, Alabama 35124	_	Total Purchase Price	\$ 154,000.00
		- -	or Actual Value	\$
		Ass	or essor's Market Value	\$
The purchase price or actual value claimed o evidence: (check one) (Recordation of docu  X Bill of Sale Sales Contract		entary (		<del>-</del>
Closing Staten				
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 \$\frac{20140505000132350}{Shelby Cnty Judge of Probate, AL}				
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 <a href="Code of Alabama 1975">Code of Alabama 1975</a> § 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		Print_	C. Ryan Sparks	
Unattested		Sign_		
	(verified by)		(Grantot/Grante	e/Owner/Agent) circle one

Form RT-1