


This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Jason C. Elwell & Jennifer Marie Elwell
4913 Old Hickory Circle
Birmingham, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)


20140612000177000 1/3 \$69.50
Shelby Cnty Judge of Probate, AL
06/12/2014 07:58:02 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED FORTY SIX THOUSAND AND NO/100

(\$ 246,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged,

National Transfer Services, LLC, a Texas Limited Liability Company

(hereinafter grantor), does hereby grant, bargain, sell and convey unto

Jason C. Elwell and Jennifer Marie Elwell, as joint tenants with remainder to survivor

(hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lot 29, Block 1, according to the Amended Map of Awtrey and Scott's Addition to Altadena South, as recorded in Map Book 5, Page 123, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$ 196,800.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD, to the said GRANTEES their heirs, personal representatives, transferees and assigns, forever, provided however, that GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

Shelby County, AL 06/12/2014
State of Alabama
Deed Tax: \$49.50

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 15th day of May, 2014.

National Transfer Services, LLC,
a Texas Limited Liability Company

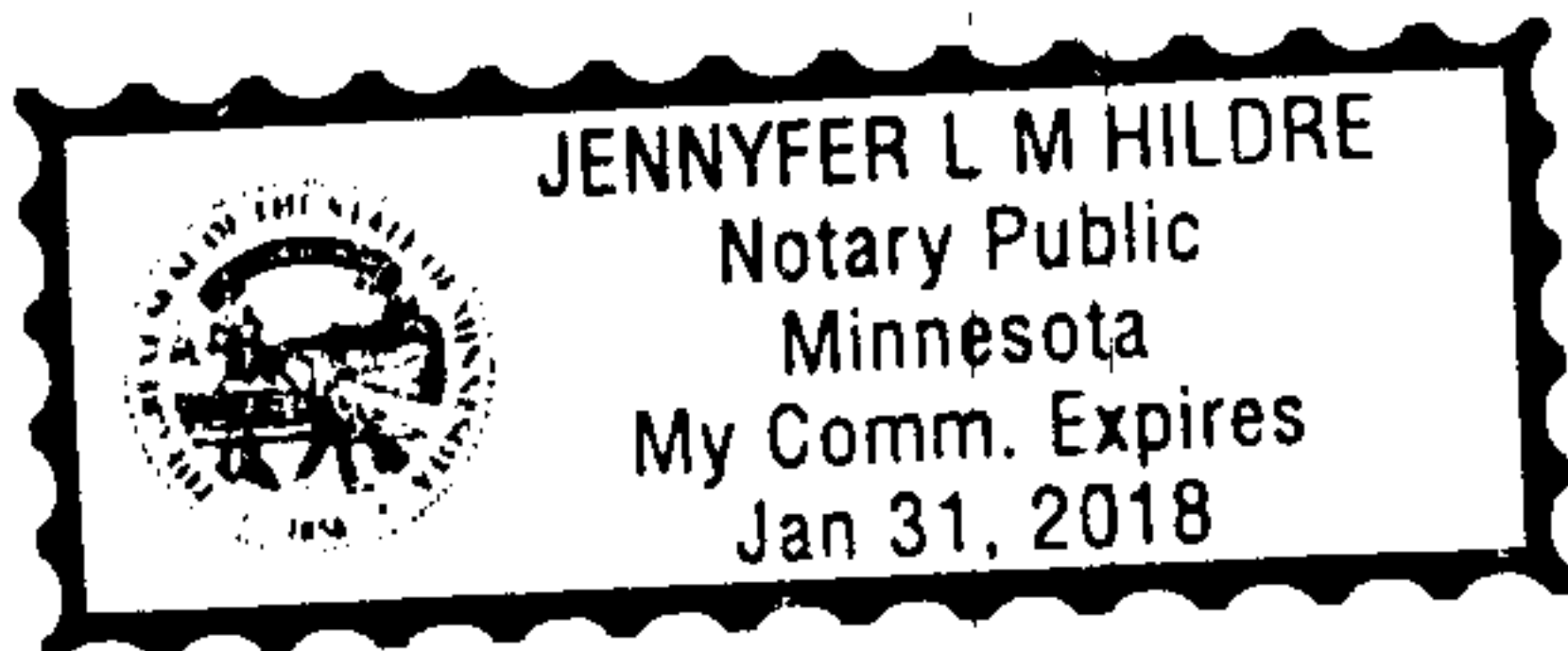
Hank By
By: HANK BYSON
Its: Authorized Signatory

STATE OF Minnesota,
Hennepin COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hank Byson, whose name as Authorized Signatory of National Transfer Services, LLC, a Texas Limited Liability Company, 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/she, as such Authorized Signatory, and with full authority, executed the same voluntarily for and as the act of said LLC.

Given under my hand and official seal on the 15th day of May, 2014.

Jennyfer L M Hildre
Notary Public
Commission Expires: 1-31-18



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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 National Transfer Services, LLC
Mailing Address 1700 West 82nd Street, Suite 100
Bloomington, MN 55431

Grantee's Name Jason C. Elwell and Jennifer Marie Elwell
Mailing Address _____

Property Address 4913 Old Hickory Circle
Birmingham, AL 35244

Date of Sale June 6, 2014
Total Purchase Price \$246,000.00

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
☒ 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 - National Transfer Services, LLC

Grantee's name and mailing address - Jason C. Elwell and Jennifer Marie Elwell .

Property address - 4913 Old Hickory Circle, Birmingham, AL 35244

Date of Sale - June 6, 2014.

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 with 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: June 6, 2014

Sign Jason C. Elwell
Agent

