

This instrument was prepared by:
Law Offices of Lauren Sonnier, PLLC
(without benefit of title search)
P.O. Box 1516
Ocean Springs, MS 39566
228-327-1424

Send tax notice to:

20140717000218160
07/17/2014 10:02:12 AM
DEEDS 1/5

Return to:
National Recording
1100 Superior Avenue, Suite 200
Cleveland, OH 44114

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00), and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we, DAVID M. GALUTZA and JANEEN GALUTZA a/k/a JANEEN VANCE, who took title as Husband and Wife, as Joint Tenants with Rights of Survivorship but are now unmarried (herein referred to as grantor, whether one or more), do warrant, grant, bargain, sell and convey unto DAVID M. GALUTZA, an unmarried man (herein referred to as grantee, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF Alabama, COUNTY OF SHELBY, CITY OF COLUMBIANA, DESCRIBED AS FOLLOWS:

LOT 6, ACCORDING TO THE SURVEY OF HIGHLANDS SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 26, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA

Being all of that certain property conveyed to DAVID M. GALUTZA AND JANEEN GALUTZA AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP from KEITH RYAN WHEELER AND WIFE SUSAN DAVIS WHEELER, by deed dated OCTOBER 28, 2005 and recorded NOVEMBER 03, 2005 IN INSTRUMENT NO. 20051103000572900 of official records.

FMV = \$141,690.00

APN #: 21-6-24-1-001-038-000

Commonly known as: 111 HIGHLAND DR, COLUMBIANA, AL 35051

48788072 GALUTZA

FIRST AMERICAN ELS
WARRANTY DEED

AL

From:

04/21/2014 08:14

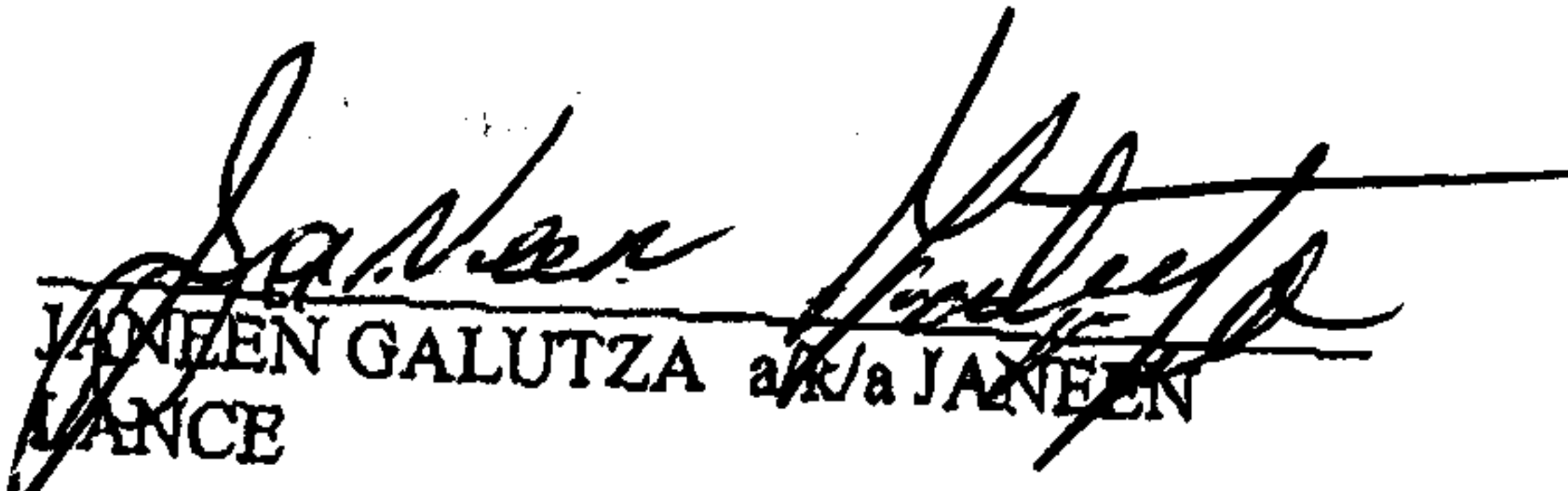
#074 P.003/003

APR/21/2014/MON 08:10 AM

FAX No.

P. 003

20140717000218160 07/17/2014 10:02:12 AM DEEDS 2/5

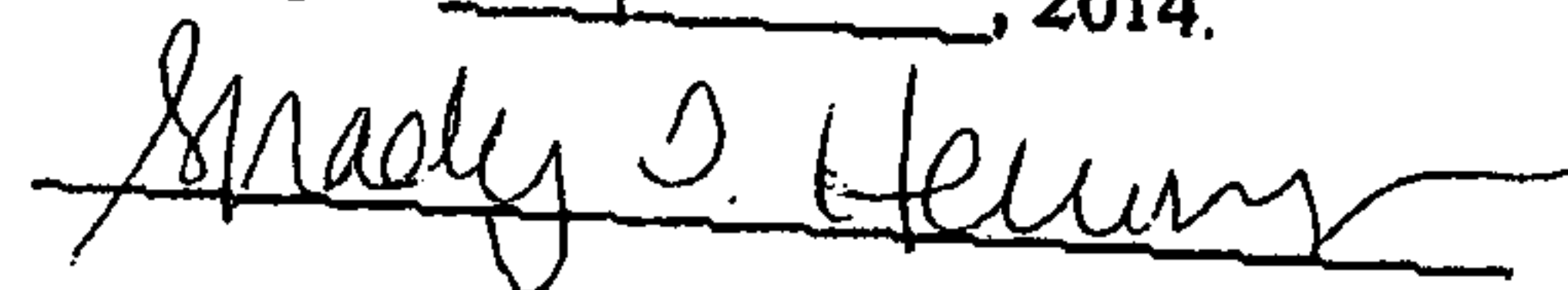

JANEEN GALUTZA a/k/a JANEEN
LANCE

STATE OF ALABAMA

COUNTY OF Shelby

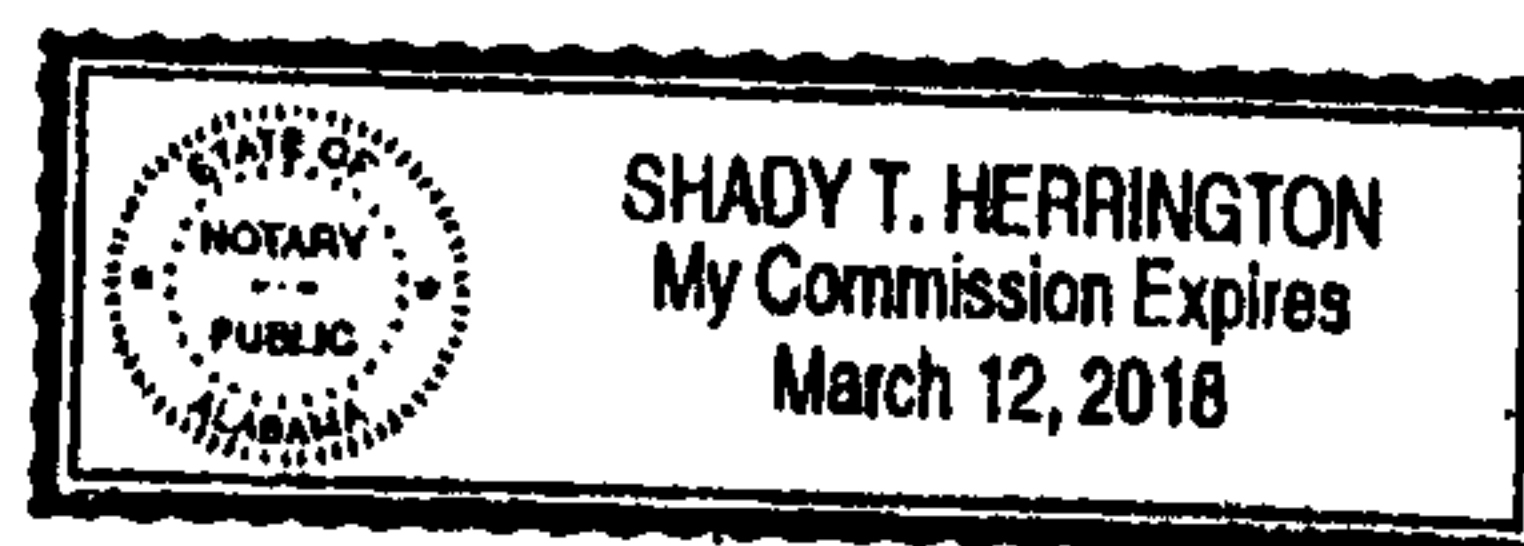
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that JANEEN GALUTZA a/k/a JANEEN LANCE, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 21st day of April, 2014.



Print Name: Shady T. Herrington

Commission Expires: March 12, 2018



JANEEN GALUTZA a/k/a JANEEN

LANCE

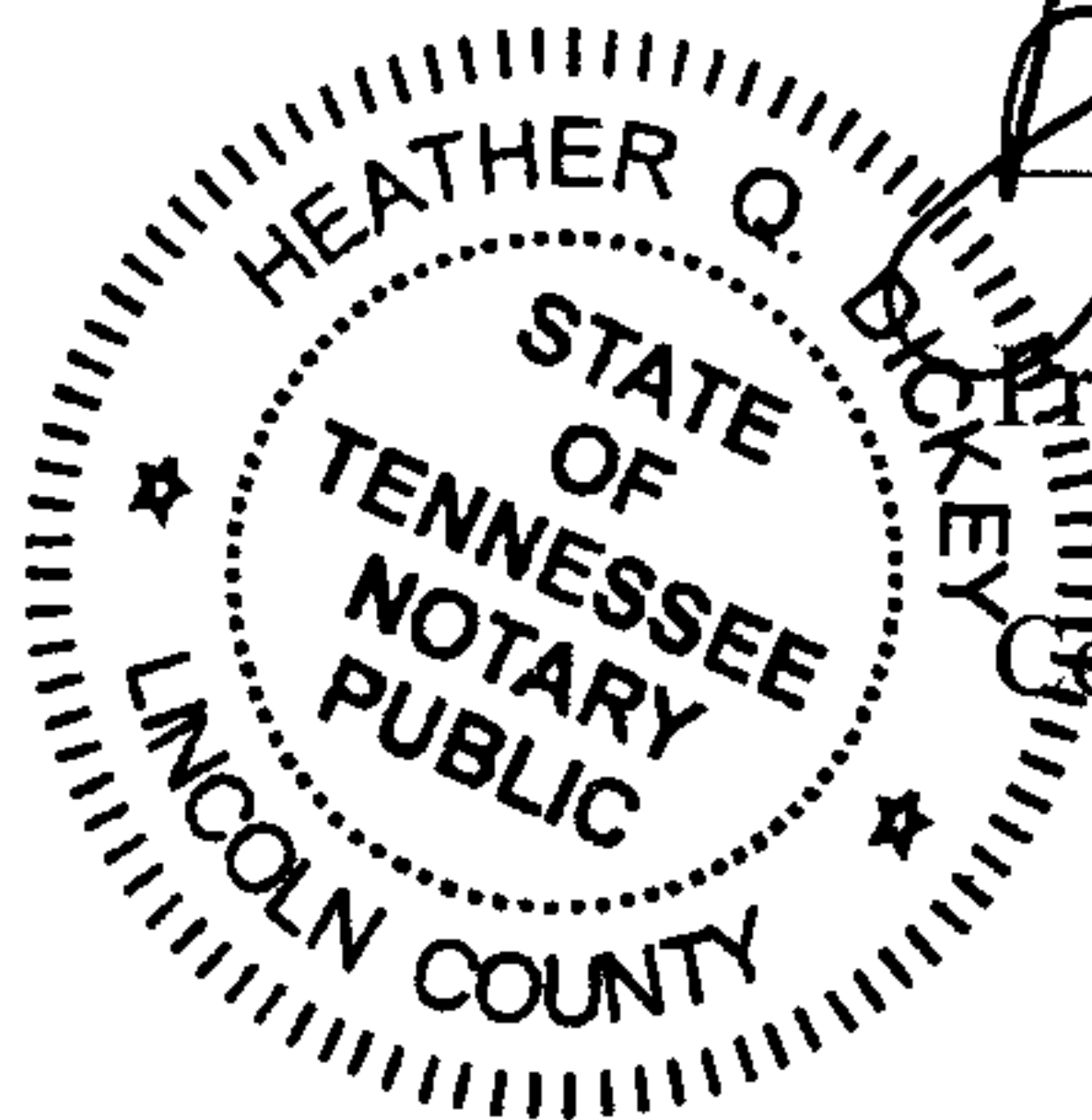
vance ju

STATE OF ~~ALABAMA~~ TN

COUNTY OF Lincoln

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that JANEEN GALUTZA a/k/a JANEEN ~~LANCE~~, 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 this the 25 day of March, 2014.



Heather Q. Dickey
Print Name: Heather Q. Dickey
Commission Expires: 2-4-18

ALL PURPOSE ACKNOWLEDGEMENT

STATE OF TN

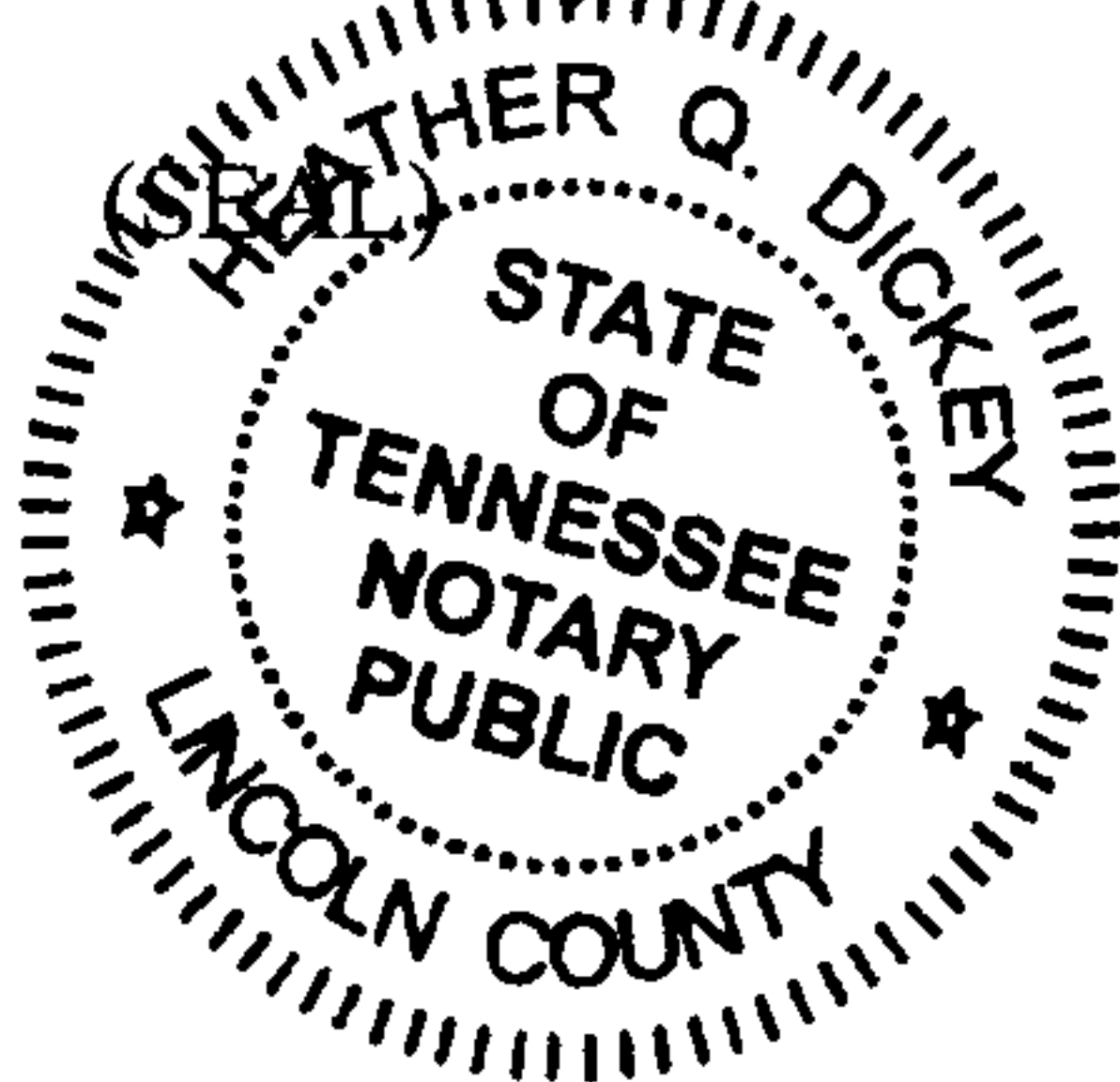
COUNTY OF Lincoln

On 3-25-14, before me, Heather Q. Dickey,

personally appeared JaNeen Vance, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is\are subscribed to the within instrument and acknowledged to me that he\she\they executed the same in his\her\their authorized capacity(ies), and that by his\her\their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of TN that the foregoing paragraph is true and correct.

Witness my hand and official seal.



Heather Q. Dickey
Notary Public
Heather Q. Dickey
Printed Name
My Commission Expires : 2-4-18

▲ Place Notary Seal and / or Stamp Above ▲

OPTIONAL

Although the information in this section is not by law, it may prove valuable to persons relying in the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached documents _____

Type or Title of Document: _____

Document Date _____ Number of Pages _____

Signer(s) Other than Named Above _____

Real Estate Sales Validation Form

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

Grantor's Name David M. Galutza and
Mailing Address Janeen Galutza d/k/a
Janeen Vance
111 Highland Dr.
Columbiana, AL 35051

Grantee's Name David M. Galutza
Mailing Address 111 Highland Dr.
Columbiana, AL
35051

Property Address 111 Highland Dr.
Columbiana, AL
35051

Date of Sale 3/25/2014
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 141,690.00

20140717000218160

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DEEDS 5/5

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

Tax paid on 1/2 of the Assessor's Market Value
1/2 = \$70,845 tax paid \$71.00

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 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 7/11/2014

Print Laura Kaplan

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/17/2014 10:02:12 AM
\$97.00 CHERRY
20140717000218160

[Signature]

Form RT-1