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

SEND TAX NOTICE TO: Stephen A. Bartolic 110 King Richards Way Calera, AL 35040

GENERAL WARRANTY DEED

20140801000237430 08/01/2014 10:53:32 AM DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Eighty-Eight Thousand Nine Hundred And No/100 Dollars (\$188,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Brittania Valone Sanford and husband, Nicholaus L Sanford, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Stephen A. Bartolic (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 96, according to the Final Plat of Nottingham Phase I, as recorded in Map Book 28, Page 127, in the Probate Office of Shelby County, Alabama.

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.

One Hundred Ninety-Two Thousand Seven Hundred Fifty-Five And No/100 Dollars (\$192,755.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 31, 2014.

Nicholaus L Sanford

Brittania Valonel Sanford

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brittania Valone Sanford and Nicholaus L. Sanford whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same on the day same bears date.

Siven under my hand and official seal on the 31st day of July, 2014.

Notary Public Commission Expires:

· PUBLIC

My Comm. Expires

Feb. 9, 2015

FILE NO.: TS-1401229

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantee's Name Stephen A. Bartolic Brittania Valone Sanford and Grantor's Name Nicholaus L Sanford Mailing Address 10 King Richard Why Mailing Address 110 King Richards Way Calera, AL 35040 Property Address 110 King Richards Way Date of Sale July 31, 2014 **Total Purchase Price** \$188,900.00 Calera, AL 35040 or Actual Value 20140801000237430 or 08/01/2014 10:53:32 AM Assessor's Market Value \$ **DEEDS** 2/2The 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 X 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 - Brittania Valone Sanford and Nicholaus L Sanford, 110 King Richards Way, Calera, AL 35040.

Grantee's name and mailing address - Stephen A. Bartolic, , .

Property address - 110 King Richards Way, Calera, AL 35040

Date of Sale - July 31, 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 <u>Code of Alabama 1975</u> & 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 <u>Code of Alabama 1975</u> & 40-22-1 (h).

Date: July 31, 2014

n <u>All Algent</u>
Agent

Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL

08/01/2014 10:53:32 AM \$18.00 CHERRY 20140801000237430

Validation Form

TS-1401229