

Send tax notice to:



20140805000241870 1/3 \$410.00
Shelby Cnty Judge of Probate, AL
08/05/2014 10:26:45 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA }
 :
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Ninety Thousand ----- and NO /100 Dollars (\$ 390,000.00) and other valuable considerations to the undersigned GRANTORS, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **OLAV BERGSET** and **CHANTALE V. BERGSET**, husband and wife, (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **NATIONAL RESIDENTIAL NOMINEE SERVICES INC.**, a Delaware corporation, whose address is 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344, (herein referred to as GRANTEE), its successors and/or assigns, the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 137, according to the Survey of Brook Highland, an Eddleman Community, 6th Sector, 1st Addition, as recorded in Map Book 14, Page 71, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 2014 and subsequent years not yet due and payable until October 1, 2014.

Existing covenants and restrictions, easements, building lines and limitations of record.

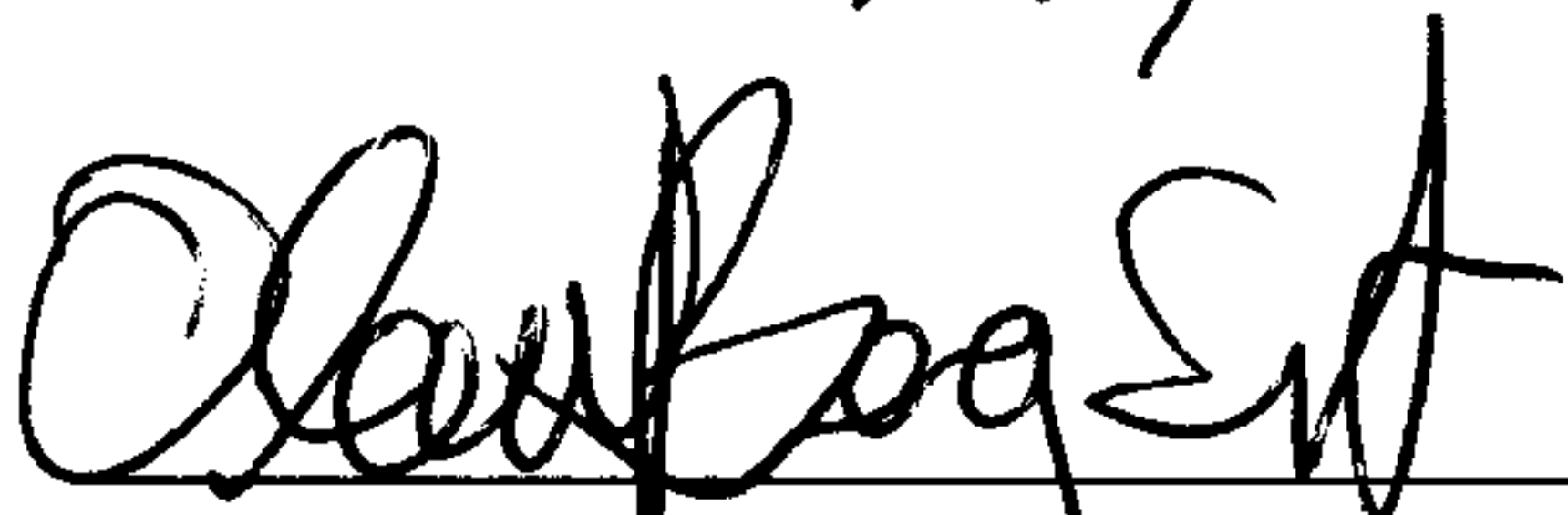
For ad valorem tax appraisal purposes only, the address of the property is 3009 Brook Highland Drive, Birmingham, AL 35242, which is the address of the Grantee.

TO HAVE AND TO HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, its successors and/or assigns, forever.

AND GRANTORS do covenant with the said GRANTEE, its successors and/or assigns, that GRANTORS are lawfully seized in fee simple of the aforementioned Real Estate; that said Real Estate is free from all encumbrances, except as hereinabove provided; that GRANTORS have a good right to sell and convey the same to the said GRANTEE, its successors and/or assigns, and that GRANTORS, their heirs, personal representatives, successors and assigns, will warrant and defend the premises to the said GRANTEE, its successors and/or assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

Shelby County, AL 08/05/2014
State of Alabama
Deed Tax: \$390.00

IN WITNESS WHEREOF, GRANTORS have caused this instrument to be executed on
this 29th Day of May, 2014.


(Seal) OLAV BERGSET

 (Seal)
CHANTALE V. BERGSET

State of Alabama }
County of Shelby }



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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that OLAV BERGSET, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 29th day of May, 2014.


al) Notary Public

My commission expires: 10-10-2015

State of Alabama }
County of Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CHANTALE V. BERGSET, a married woman, 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 the 29th day of May, 2014.


al) Notary Public

My commission expires: 10-10-2015

Prepared by:
Clayton T. Sweeney, Attorney at
Law 2700 Highway 280 East,

Real Estate Sales Validation Form

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

Grantor's Name Olav Bergset and Chantale V. Bergset
c/o National Residential Nominee Services, Inc.

Grantee's Name National Residential Nominee Services, Inc.

Mailing Address 10125 Crosstown Circle Suite 380
Eden Prairie, MN 55344

Mailing Address 10125 Crosstown Circle Suite 380
Eden Prairie, MN 55344

Property Address 3009 Brook Highland Drive
Birmingham, AL 35242

Date of Sale July 30, 2014

Total Purchase Price \$ 390,000.00

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
Deed

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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 5/29/14

Print Olav Bergset and Chantale V. Bergset

Unattested

(verified by)

Sign

Olav Bergset Chantale V. Bergset
(Grantor/Grantee/Owner/Agent) circle one