

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Diane Carlisle
932 Spring Garden Street
Indian Springs, AL 35124

20140812000251660 1/2 \$395.50
Shelby Cnty Judge of Probate, AL
08/12/2014 11:21:46 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED SEVENTY-EIGHT THOUSAND ONE AND NO/100 DOLLARS (\$378,001.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, U.S.BANK NATIONAL ASSOCIATION, as successor by merger of U.S. BANK NATIONAL ASSOCIATION, ND, by Lana J. Patraw, as Officer (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, DIANE CARLISLE (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lots 22 and 27 according to the Survey of Sector Two Spring Garden Estates, as recorded in Map Book 5, page 12, in the Probate Office of Shelby County, Alabama.

\$378,001.00 of the above-recited purchase price was paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

Grantor makes no representation or warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of the acquisition thereof by the Grantor.

And Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 7th day of August, 2014.

Lana J. Patraw
U.S.BANK NATIONAL ASSOCIATION,
AS SUCCESSOR BY MERGER OF
U.S. BANK NATIONAL ASSOCIATION ND
By Lana J. Patraw its Officer

STATE OF Minnesota)
COUNTY OF Hennepin)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lana J. Patraw, as Officer of U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER OF U.S. BANK NATIONAL ASSOCIATION ND, 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 instrument, (s)he, as such officer, and with full authority, executed the same voluntarily for and as the act of said national banking association, on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of August, 2014.

Hanna K. Hauschildt
NOTARY PUBLIC
My commission expires: 1-31-18



Shelby County, AL 08/12/2014
State of Alabama
Deed Tax: \$378.50

Real Estate Sales Validation Form

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

**US BANK NATIONAL
ASSOCIATION, AS and
SUCCESSOR BY MERGER OF U.S.
BANK and NATIONAL
ASSOCIATION ND**

Grantor's Name

Grantee's Name **DIANE CARLISLE**

Mailing Address

Mailing Address **932 SPRING GARDEN ST
INDIAN SPRINGS, AL 35124**

Property Address

**932 SPRING GARDEN ST
INDIAN SPRINGS, AL 35124**

Date of Sale **August 8, 2014**

Total Purchase Price **\$378,001.00**

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


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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 **August 8, 2014**

Print **Malcolm S. McLeod**

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one


(verified by)
**My Commission Expires
March 8th, 2018**