

This Document Prepared By:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send Tax Notice To:
John C. Sturma
1828 Lemon Mint Cir.
Hoover, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That for and in consideration of the sum of Ninety Thousand and 00/100 Dollars (\$90,000.00) and other good and valuable consideration in hand paid to the undersigned, the receipt of which is hereby acknowledged, we, KATHERINE L. STURMA, an unmarried person and JOHN C. STURMA, an unmarried person (GRANTORS), do grant, bargain, sell and convey unto JOHN C. STURMA (GRANTEE), all of our right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama:

Lot 18, according to the Survey of The Highlands at Riverchase, as recorded in Map Book 23, page 8, in the Probate Office of Shelby County, Alabama.

This deed is being executed in accordance with the Divorce Decree filed in DR-2014-900178 in the Circuit Court of Shelby County, Alabama.

John C. Sturma is one and the same person as John S. Sturma.

To have and to hold said GRANTEE forever.

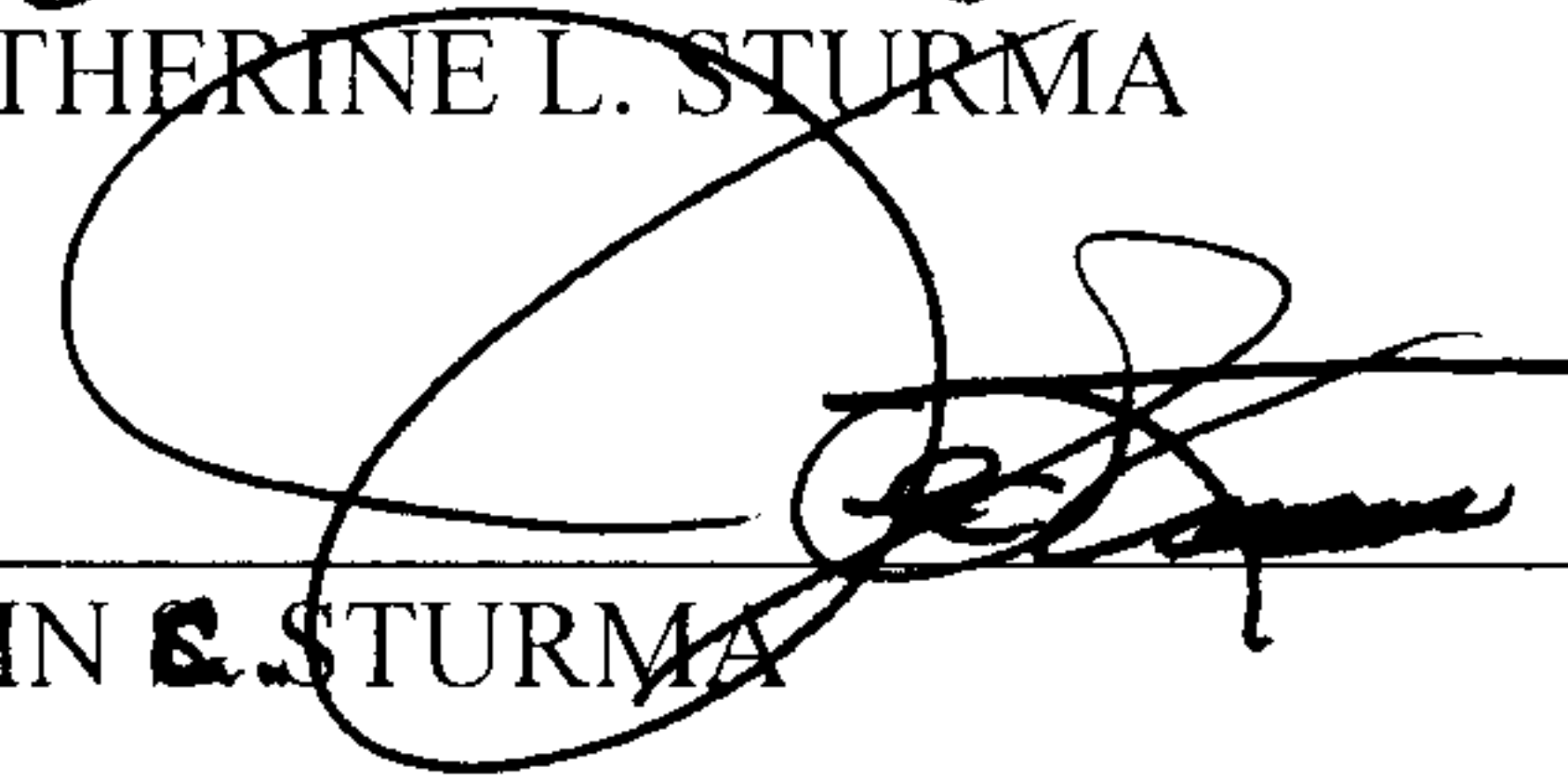


20140917C00292260 1/3 \$110.00
Shelby Cnty Judge of Probate, AL
09/17/2014 02:30:43 PM FILED/CERT

Shelby County, AL 09/17/2014
State of Alabama
Deed Tax:\$90.00

Dated this the 4th day of September, 2014.

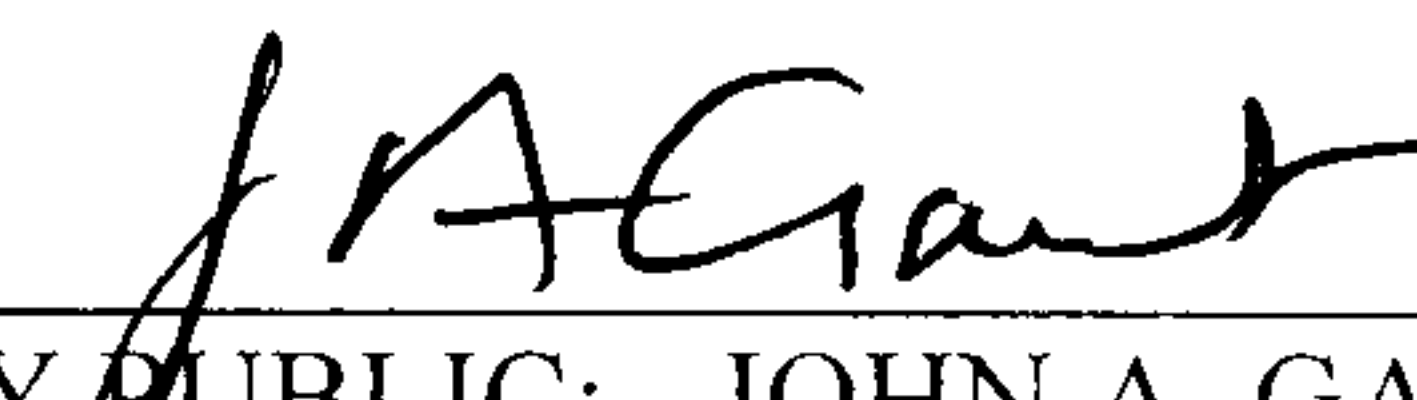

KATHERINE L. STURMA


JOHN S. STURMA

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that KATHERINE L. STURMA and JOHN S. STURMA 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 voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of September, 2014.


NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/3/2017

Property Address:
1828 Lemon Mint Cir.
Hoover, AL 35244

Grantee's Address:
1828 Lemon Mint Cir.
Hoover, AL 35244

Grantor's Address:
1828 Lemon Mint Cir.
Hoover, AL 35244


20140917000292260 2/3 \$110.00
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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 Katherine L. & John C. Sturma
Mailing Address 1828 Lemon Mint Cir.
Hoover, AL 35244

Grantee's Name John C. Sturma
Mailing Address 1828 Lemon Mint Cir.
Hoover, AL 35244

Property Address 1828 Lemon Mint Cir.
Hoover, AL 35244

Date of Sale 9/4/2014

Total Purchase Price \$ 90,000.00 per divorce decree

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☐ Sales Contract

☐ Closing Statement
☒ Other - Divorce Decree DR-2014-900178
Shelby County, Alabama

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 9/4/2014

Print John A. Gant

Sign

John A. Gant
(Owner/Agent) circle one

20140917000292260 3/3 \$110.00
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