

Send tax notice to:

Tanner Newhouse

Jennifer Newhouse

641 Old Cahaba Drive

Helena, AL 35080

NTC1400234

This instrument prepared by:


Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County of Shelby


20141031000344640 1/3 \$175.00
Shelby Cnty Judge of Probate, AL
10/31/2014 02:20:19 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Four Thousand Nine Hundred and 00/100 Dollars (\$154,900.00) in hand paid to the undersigned **Gregory K. Perry and Ashley Perry, Husband and Wife**, (hereinafter referred to as "Grantors"), by **Tanner Newhouse and Jennifer Newhouse** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 225, according to the Map and Survey of Old Cahaba Willow Run Sector, First Addition as recorded in Map Book 27, Page 15, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

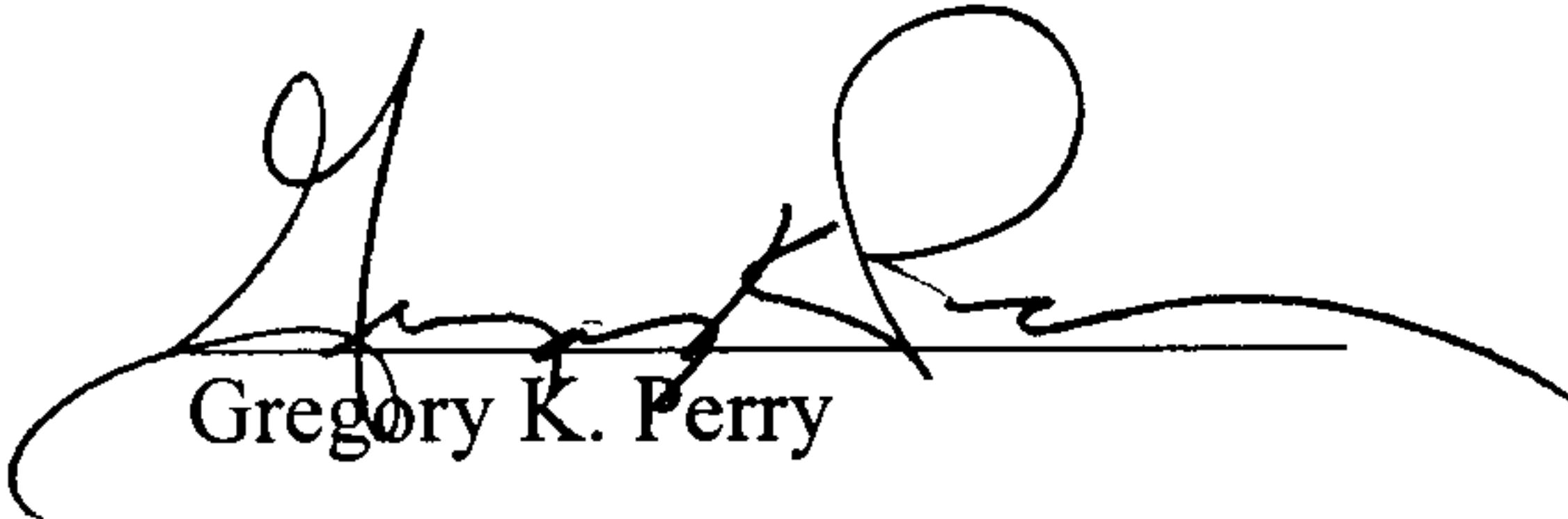
\$150,253.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

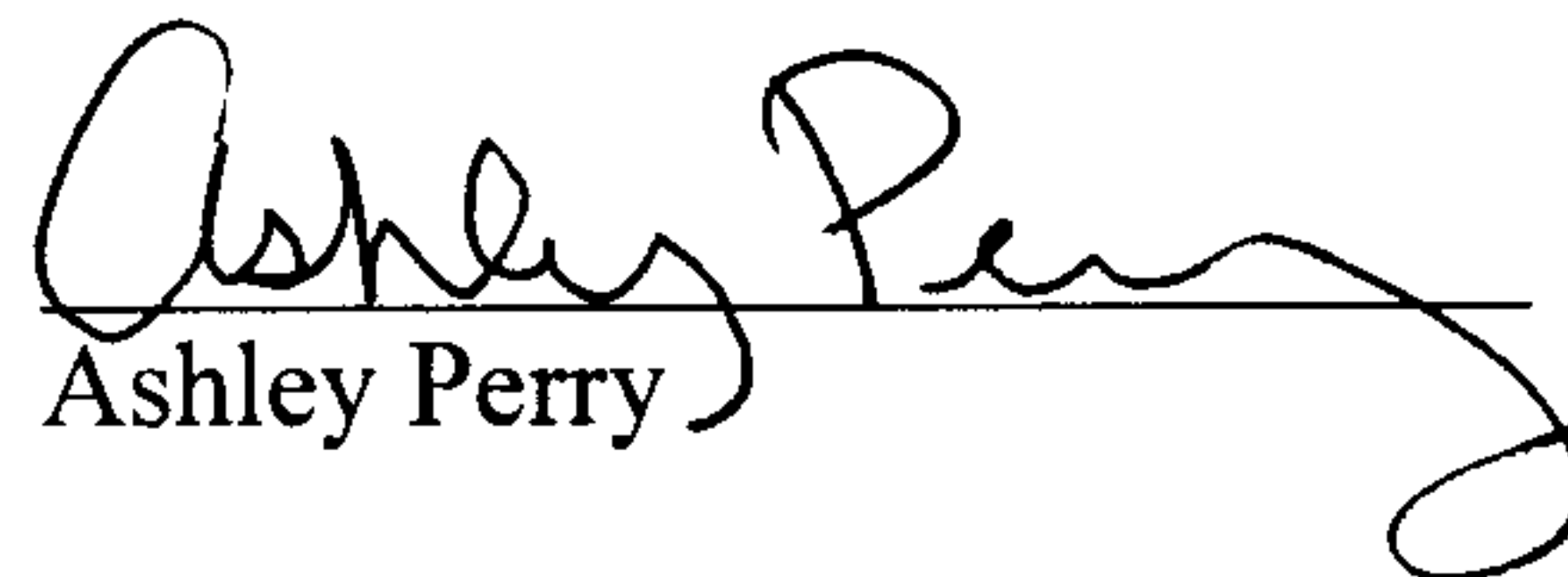
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 10/31/2014
State of Alabama
Deed Tax: \$155.00

IN WITNESS WHEREOF, Grantors Gregory K. Perry and Ashley Perry have hereunto set their signatures and seals on October 22, 2014.


Gregory K. Perry


Ashley Perry

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory K. Perry and Ashley Perry, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of October, 2014.

(NOTARIAL SEAL)




Notary Public

Print Name: Paula D Levitt

Commission Expires: 2-3-16




20141031000344640 2/3 \$175.00
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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: Gregory K. Perry and Ashley Perry
Mailing Address: 673 Rosebury Road
Helena, AL 35080

Grantee's Name: Tanner Newhouse and Jannifer Newhouse
Mailing Address: 641 Old Cahaba Dr
Helena, AL 35080

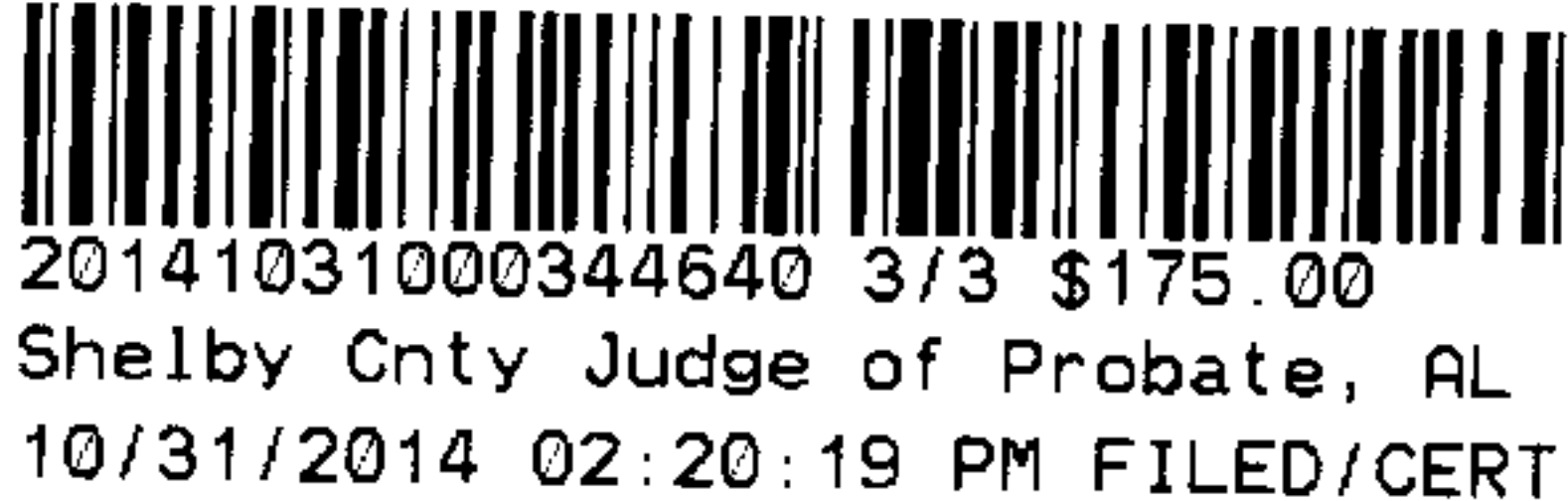
Date of Sale: 10/22/2014

Property Address: 641 Old Cahaba Dr
Helena, AL 35080

Total Purchase Price: \$154,900.00
or

Actual Value: \$ n/a

County: Shelby



Assessor's Market Value: \$ n/a

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

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

NJC1400234

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: 10/22/2014

Print: Michelle Pouncey

☐ Unattested _____
(verified by)

Sign Michelle Pouncey
(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1