

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esquire
#17 Office Park Circle #150
Birmingham, Alabama 35223

SEND TAX NOTICE TO:
Mitchell P. Schencker



20141104000348190 1/2 \$113.00
Shelby Cnty Judge of Probate, AL
11/04/2014 02:53:40 PM FILED/CERT

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Ten and no/100 dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, **Sudden Development, Inc.** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledge, the said Grantor does by these presents, grant, bargain, sell and convey unto **Mitchell P. Schencker** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby , to-wit:

Lot 7, according to the Survey of a Final Plat of Aaron Woods, as recorded in Map Book 30, Page 33, in the Probate Office of Shelby County, Alabama.

AND

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 11, Township 20 South, Range 1 West; thence run Northerly along the West line thereof for 769.44 feet to the Point of Beginning; thence continue last described course for 478.95 feet; thence 92 degrees 09 minutes 33 seconds right run Easterly 76.34 feet to the WEsterly right of way of Shelby County Highway #47 and a curve concaved Easterly (having a radius of 1187.27 feet and a central angle of 9 degrees 02 minutes 42 seconds); thence 62 degrees 59 minutes 22 seconds right to chord of said curve, run Southeasterly along said right of way and curve for 187.43 feet; thence continue along said right of way and tangent of said curve for 347.46 feet; thence 118 degrees 46 minutes 36 seconds right run Westerly 325.42 feet to the point of beginning.

The total assessed value of the properties is \$95,650.00

Title not examined by preparer.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Sudden Development, Inc. by its President, Mitchell P. Schencker who is authorized to execute this conveyance, has hereto set its signature and seal, this 2nd day of July, 2014.

Sudden Development, Inc.

By: Mitchell P. Schencker
Mitchell P. Schencker
its President

Shelby County, AL 11/04/2014
State of Alabama
Deed Tax: \$96.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mitchell P. Schencker whose name as President of Sudden Development, Inc., 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, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 2nd day July, 2014.

Anna Echelberger
Notary Public

My Commission Expires: 6/25/16

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.

Real Estate Sales Validation Form

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

Grantor's Name Sudden Development
Mailing Address 9964 HWY 55
Westover AL 35147

Grantee's Name Mitchell P. Schencker
Mailing Address 9964 HWY 55
Westover AL 35147

Property Address no address
assigned

Date of Sale 7/2/14
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 95,650

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


20141104000348190 2/2 \$113.00
Shelby Cnty Judge of Probate, AL
11/04/2014 02:53:40 PM FILED/CERT

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 11/4/14
Unattested

Print Mitchell Schencker
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)