

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Rex Alan Sherer
657 Barkley Circle
Alabaster, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Fifty-Five Thousand and 00/100 (\$55,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Norman Latona and wife, Shannon Huckaby Latona**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Rex Alan Sherer**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 41, according to the Survey of Maple Ridge Subdivision, as recorded in Map Book 37, Page 87, in the Probate Office of Shelby County, Alabama.

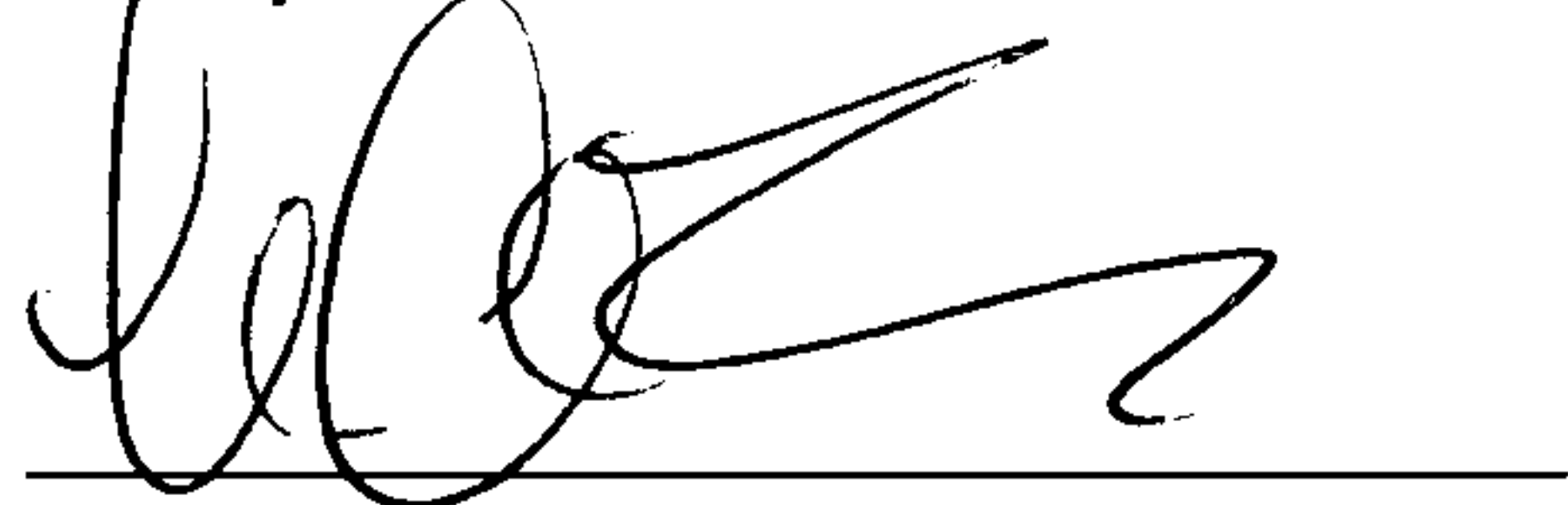
Subject To:

1. Ad valorem taxes for 2014 and subsequent years not yet due and payable until October 1, 201.
2. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. Right of way to Shelby County, Alabama, as recorded in Deed Book 245, Page 275, in the Probate Office of Shelby County, Alabama.
5. Restrictions appearing of record in Instrument #20060929000484850, in the Probate Office of Shelby County, Alabama.
6. Release of Restrictive Covenants recorded in Instrument #20070327000136850 and Instrument #20070327000136860, in the Probate Office of Shelby County, Alabama.
7. Declaration of Protective Covenants, Conditions and Restrictions as recorded in Instrument #20070327000136870; Ratification of Declaration of Covenants, Conditions and Restrictions filed in connection therewith in the Probate Office of Shelby County, Alabama.

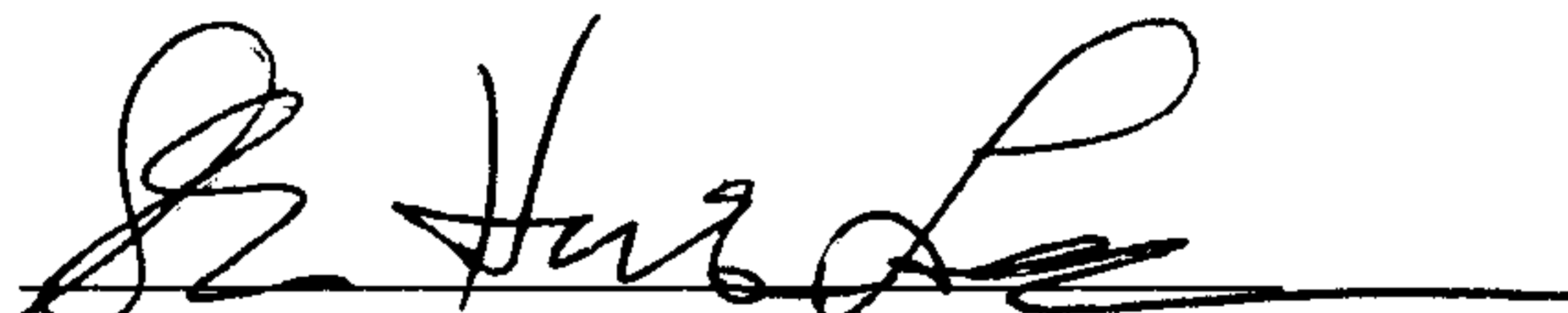
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, and that GRANTORS will, and GRANTORS' heirs, successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **22nd** day of **September, 2014**.



Norman Latona



Shannon Huckaby Latona

Shelby County, AL 11/05/2014
State of Alabama
Deed Tax: \$55.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Norman Latona, and wife Shannon Huckaby Latona, 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of September, 2014.

NOTARY PUBLIC
My Commission Expires: 6/5/2015



20141105000349060 1/2 \$72.00
Shelby Cnty Judge of Probate, AL
11/05/2014 08:19:57 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Norman Latona and Shannon
Huckaby Latona

Mailing Address 420 Sterling Park Circle
Alabaster, AL 35007

Property Address 323 Logos Trail
Alabaster, AL 35007

Grantee's Name Rex Alan Sherer

Mailing Address 657 Barkley Circle
Alabaster, AL 35007

Date of Sale September 22, 2014



20141105000349060 2/2 \$72.00
Shelby Cnty Judge of Probate, AL
11/05/2014 08:19:57 AM FILED/CERT

Total Purchase Price \$ 55,000.00

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 – Assessor's Market Value

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 _____

Print Norman Latona and Shannon Huckaby Latona

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

CLAYTON J. SWEENEY, ATTORNEY AT LAW