

This instrument prepared by:

David Ovson
2807 Cahaba Road
Birmingham, AL 35223

SEND TAX NOTICE TO:

Jaynn Kushner
~~109 Deerwood Lake Drive~~ 3955 Westminister Lane
~~Harpersville, AL 35078~~
Vestavia, AL 35243

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20141106000351510 1/2 \$917.00
Shelby Cnty Judge of Probate, AL
11/06/2014 03:44:55 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Nine Hundred Thousand And No/100 Dollars (\$900,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Jeffrey W Melcher, an unmarried man and Angelia Melcher, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jaynn Kushner (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 5, according to the Survey of Deerwood Lake, as recorded in Map Book 6, page 30, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.


No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on October 30, 2014.



Jeffrey W Melcher



Angelia Melcher

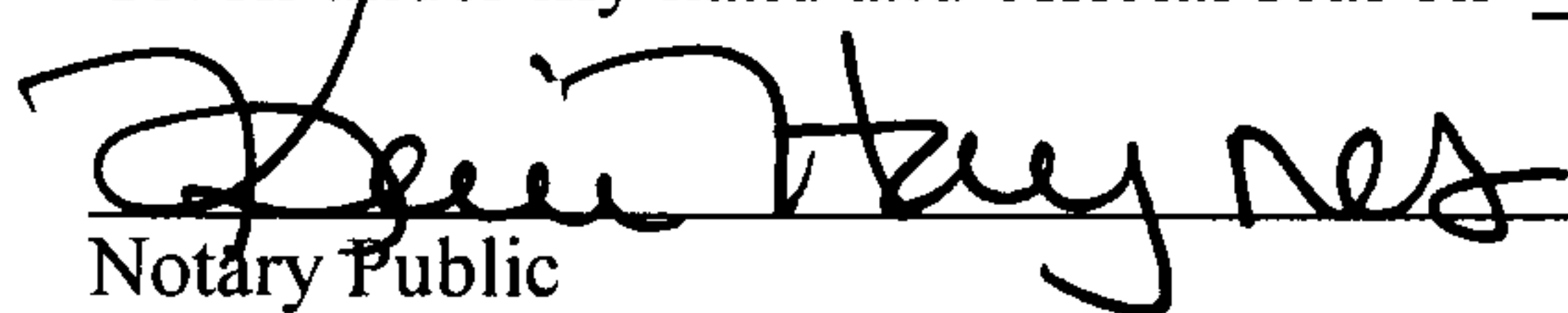
Shelby County, AL 11/06/2014
State of Alabama
Deed Tax: \$900.00

STATE OF Georgia

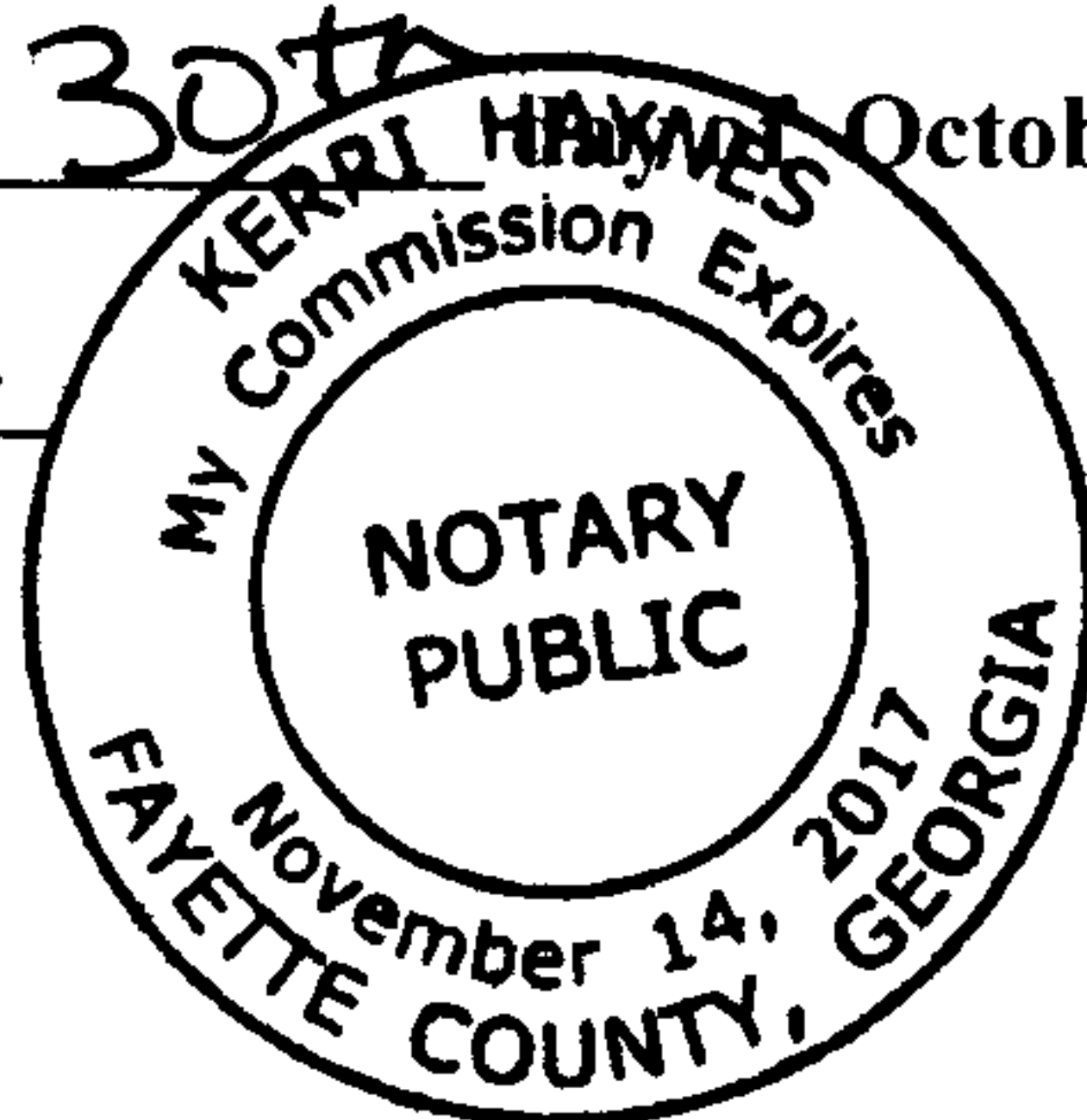
COUNTY OF Fulton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Jeffrey W. Melcher and Angelia Melcher** 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 on 30th ~~day~~ ^{of} October, 2014.



Notary Public
My Commission Expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jeffrey W Melcher and Angelia Melcher

Grantee's Name Jaynn Kushner

Mailing Address 109 Deerwood Lake Drive
Harpersville, AL 35078

Mailing Address 3955 Westminster
Vestavia, AL 35243

Property Address 109 Deerwood Lake Drive
Harpersville, AL 35078

Date of Sale November 3, 2014

Total Purchase Price \$900,000.00

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

☐ 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.

Instructions

Grantor's name and mailing address - Jeffrey W Melcher and Angelia Melcher, 109 Deerwood Lake Drive, Harpersville, AL 35078.

Grantee's name and mailing address - Jaynn Kushner, , .

Property address - 109 Deerwood Lake Drive, Harpersville, AL 35078

Date of Sale - November 3, 2014.

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: November 3, 2014

Sign _____

Agent



20141106000351510 2/2 \$917.00
Shelby Cnty Judge of Probate, AL
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