



20141201000376730 1/3 \$27.50
Shelby Cnty Judge of Probate, AL
12/01/2014 01:38:12 PM FILED/CERT

Send tax notice to:
Lindsey H. Roberson
2362 Forest Lakes Lane
Sterrett, AL 35147
NTC1400266

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Eight Thousand and 00/100 Dollars (\$148,000.00) in hand paid to the undersigned, **John Imwalle, an unmarried man, by and through his attorney-in-fact, Chad Beasley** (hereinafter referred to as "Grantor"), by **Lindsey H. Roberson** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 257, according to the Survey of Forest Lakes Subdivision 3rd Sector, 2nd Phase, as recorded in Map Book 32, Page 26 A & B 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.

\$140,600.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

Shelby County, AL 12/01/2014
State of Alabama
Deed Tax: \$7.50

IN WITNESS WHEREOF, Grantor has set his signature and seal on this, the 26th day of November, 2014.

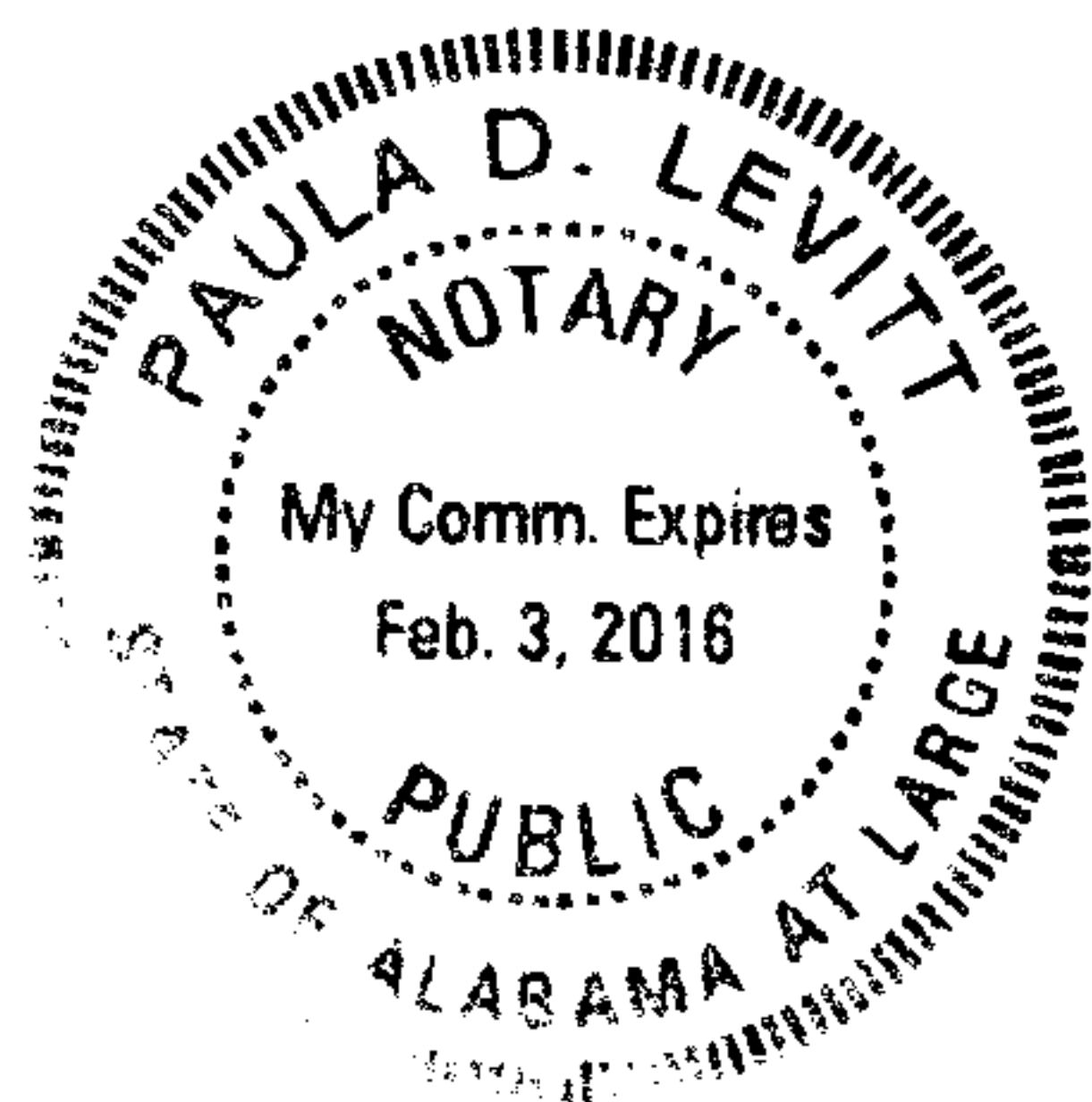
*John Imwalle by and through
his attorney in fact Chad Beasley*
John Imwalle, by and through his
attorney-in-fact Chad Beasley

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHAD BEASLEY, whose name as Attorney in fact for JOHN IMWALLE AN UNMARRIED MAN, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily, and in his capacity as Attorney in fact for JOHN IMWALLE on the day the same bears date.

Given under my hand and official seal this the 26th day of November, 2014.

[NOTARY SEAL]



Paula D. Levitt
Notary Public

Print Name:

Commission Expires:

Paula D. Levitt
2-3-14

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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: John Imwalle
Mailing Address: 2362 Forest Lakes Lane
Sterrett, AL
35147

Grantee's Name: Lindsey H. Roberson
Mailing Address: 2362 Forest Lakes Lane
Sterrett, AL 35147

Date of Sale: 11/26/2014

Property Address: 2362 Forest Lakes Lane
Sterrett, AL 35147

Total Purchase Price: \$148,000.00
or

Actual Value: \$ n/a
or

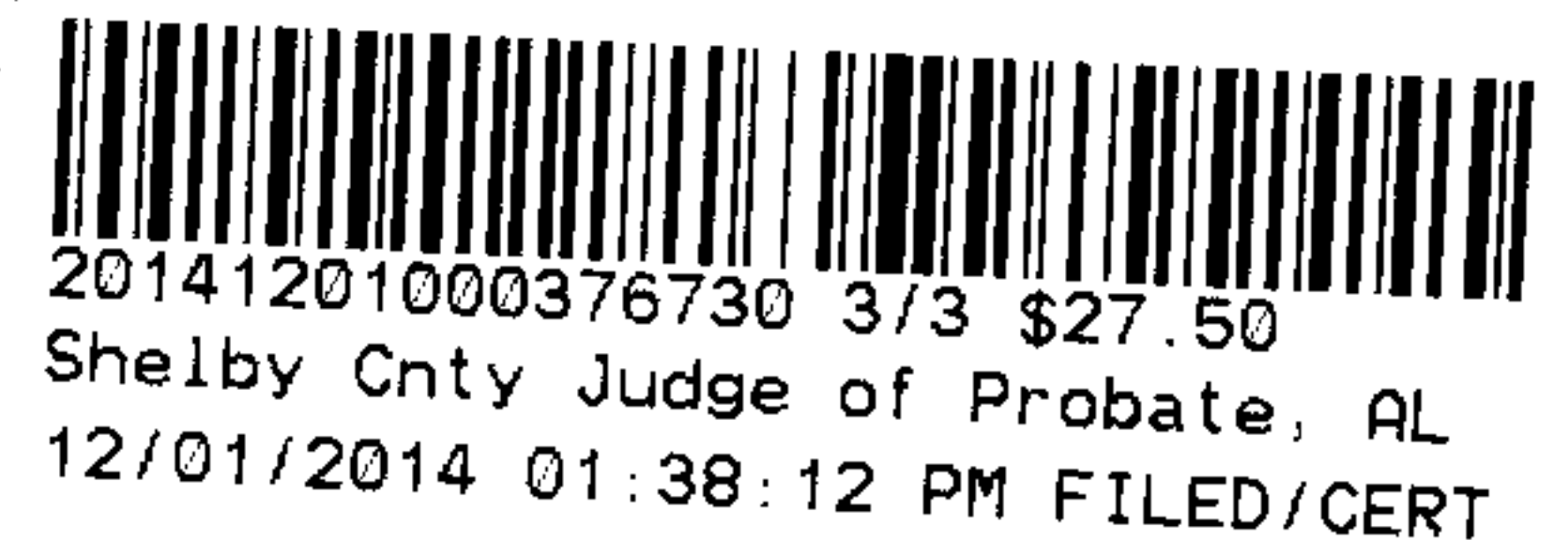
County: Shelby

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
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ other: _____



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: 11/26/2014

Print: Michelle Pouncey

☐ Unattested _____
(verified by)

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

Form RT-1