


This instrument was prepared by:
D. Barron Lakeman
318 N College St
Suite E
Auburn, AL 36830

Send Tax Notice To:
Gregory Summers
123 Stone Hill CIRCLE
Pelham, AL 35124

GENERAL WARRANTY DEED


20141203000380200 1/3 \$24.50
Shelby Cnty Judge of Probate, AL
12/03/2014 01:54:23 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Forty Nine Thousand and 00/100 (\$149,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Eric Raymond Steinert, an unmarried person**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Gregory Summers**, (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 157, according to the Survey of The Cottages at Stonehaven, Third Addition as recorded in Map Book 26, Page 15, Shelby County, Alabama Records.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

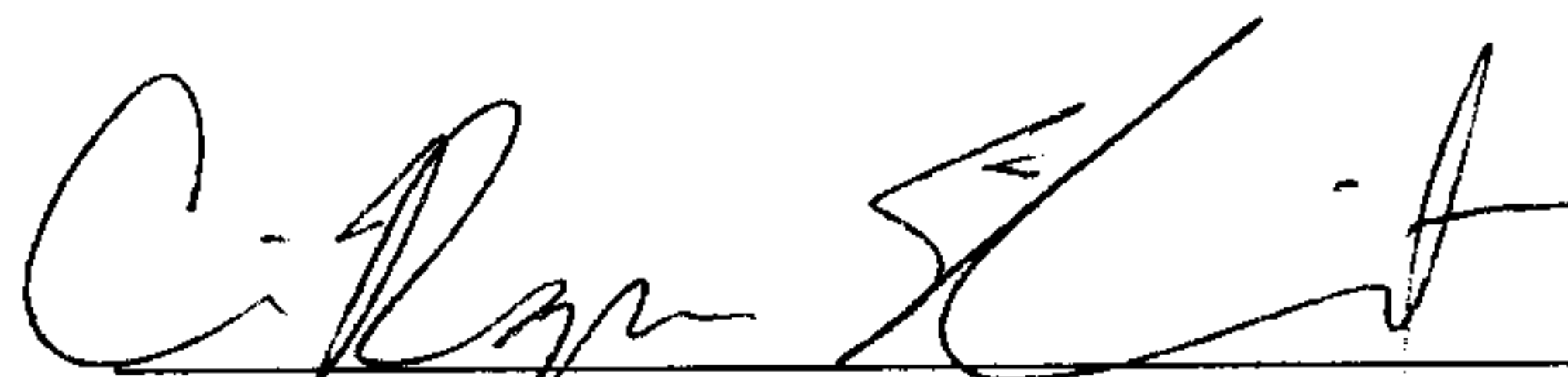
A purchase money mortgage in the amount of \$144,530.00 is filed simultaneously herewith.

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 GRANTOR, for said GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, 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.

Shelby County, AL 12/03/2014
State of Alabama
Deed Tax: \$4.50

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 21
day of November, 2014.

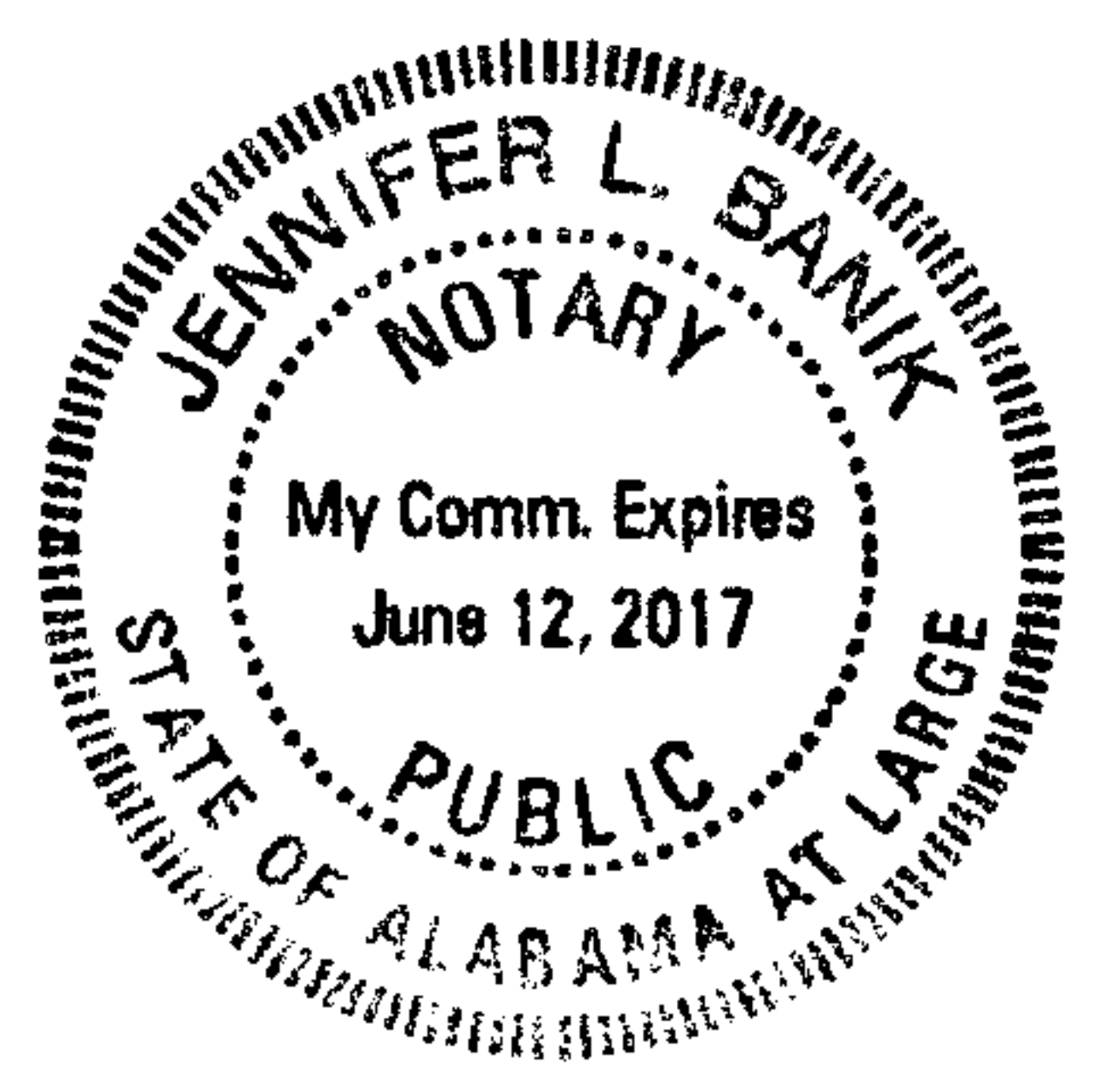

Eric Raymond Steinert


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric Raymond Steinert, whose name 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21 day of November, 2014.


NOTARY PUBLIC
My Commission Expires: 6/12/17




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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 Eric Raymond Steinert
Mailing Address 123 Stone Hill Pelham, AL 35124

Grantee's Name Gregory Summers
Mailing Address 123 Stone Hill Circle Pelham, AL 35124

Property Address 123 Stone Hill Pelham, AL 35124

Date of Sale November 21, 2014
Total Purchase Price \$ 149,000.00
Actual Value \$
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

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 11/21/2014

Print Eric Raymond Steinert

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

