

Send tax notice to:  
Nicholas Scott Minter and Elizabeth G. Minter  
1943 16th Street  
Calera, AL 35040

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

State of Alabama  
County of Shelby

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Eight Thousand and 00/100 Dollars (\$98,000.00) in hand paid to the undersigned **Tim Clark, a married man** (hereinafter referred to as "Grantor"), by **Nicholas Scott Minter and Elizabeth G. Minter** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 25-A, Block 267, according to Scott's resurvey of Block 267 Lots 24 through 27, Dunstan's Map of Town of Calera as recorded in Map Book 29, Page 75, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.


BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$98,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The property being conveyed herein does not constitute the homestead of the Grantor nor the homestead of the Grantor's spouse

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for himself, his heirs and assigns, covenant with Grantees, their 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 heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

  
20141211000390100 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
12/11/2014 02:32:29 PM FILED/CERT

IN WITNESS WHEREOF, Grantor Tim Clark has hereunto set his signature and seal on December 5, 2014.

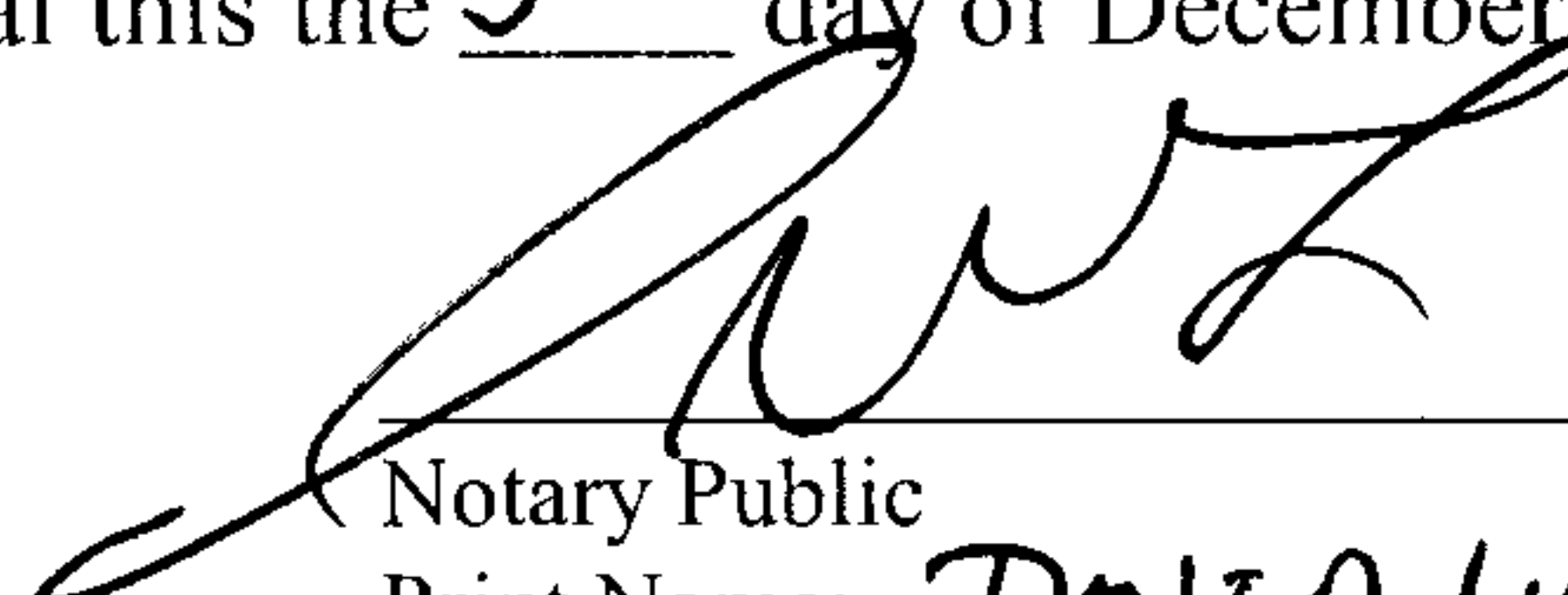
  
Tim Clark

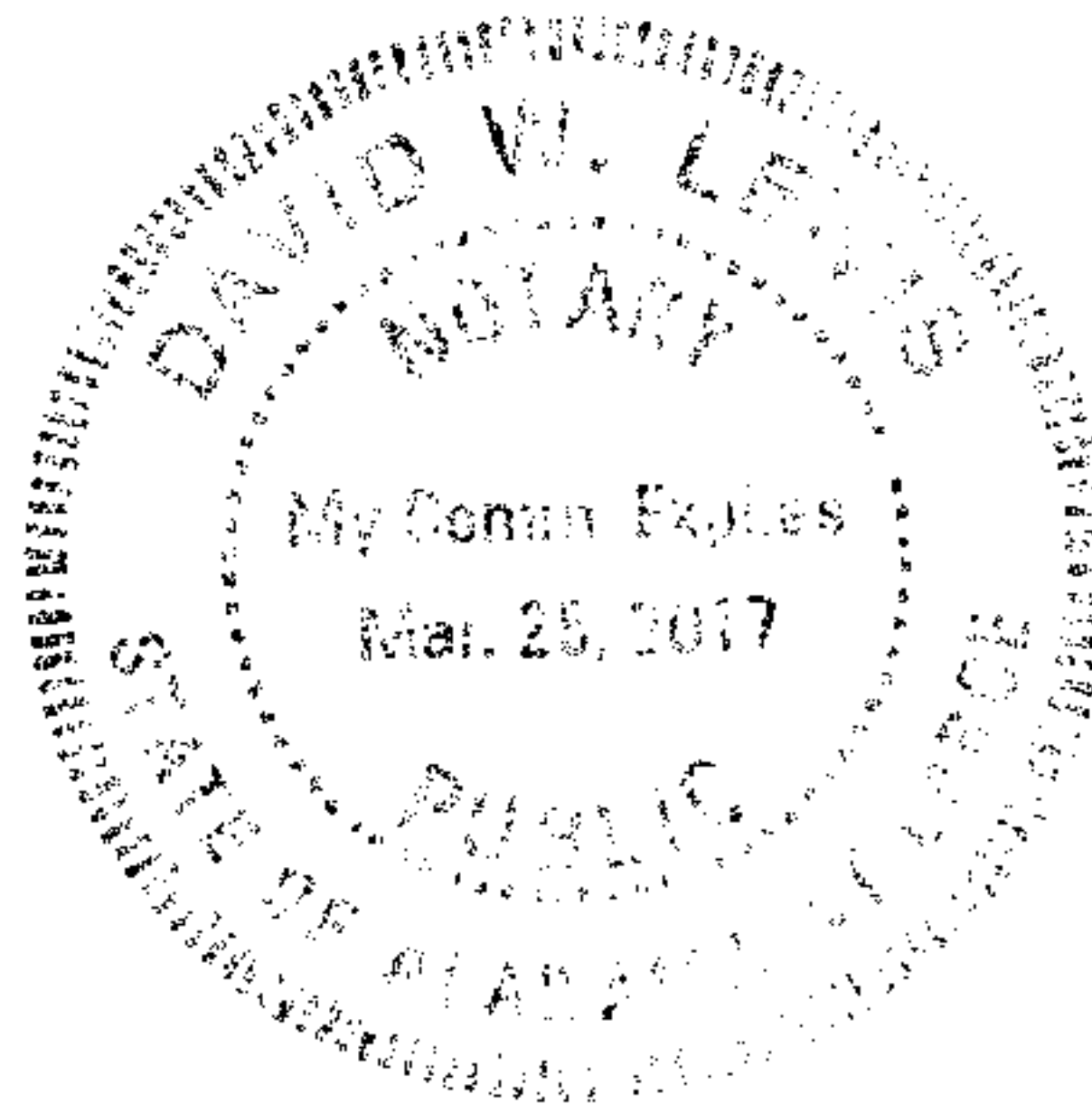
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tim Clark, a married man, whose name 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 on the day the same bears date.

Given under my hand and official seal this the 5<sup>TH</sup> day of December 2014.

(NOTARIAL SEAL)

  
Notary Public  
Print Name: DAVID W. LEWIS  
Commission Expires: 3/25/17



20141211000390100 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
12/11/2014 02:32:29 PM 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 TIM CLARK  
Mailing Address PO Box 360086  
BHAM, AL 35236

Grantee's Name NICHOLAS AND ELIZABETH MENTER  
Mailing Address 1943 16TH STREET  
CALERA, AL 35040

Property Address 1943 16TH STREET  
CALERA, AL 35040

Date of Sale 12/5/14  
Total Purchase Price \$ 98,000  
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 - 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 12/5/14

Print DAVID W. LEWIS

Unattested \_\_\_\_\_  
(verified by)

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

Form RT-1

20141211000390100 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
12/11/2014 02:32:29 PM FILED/CERT