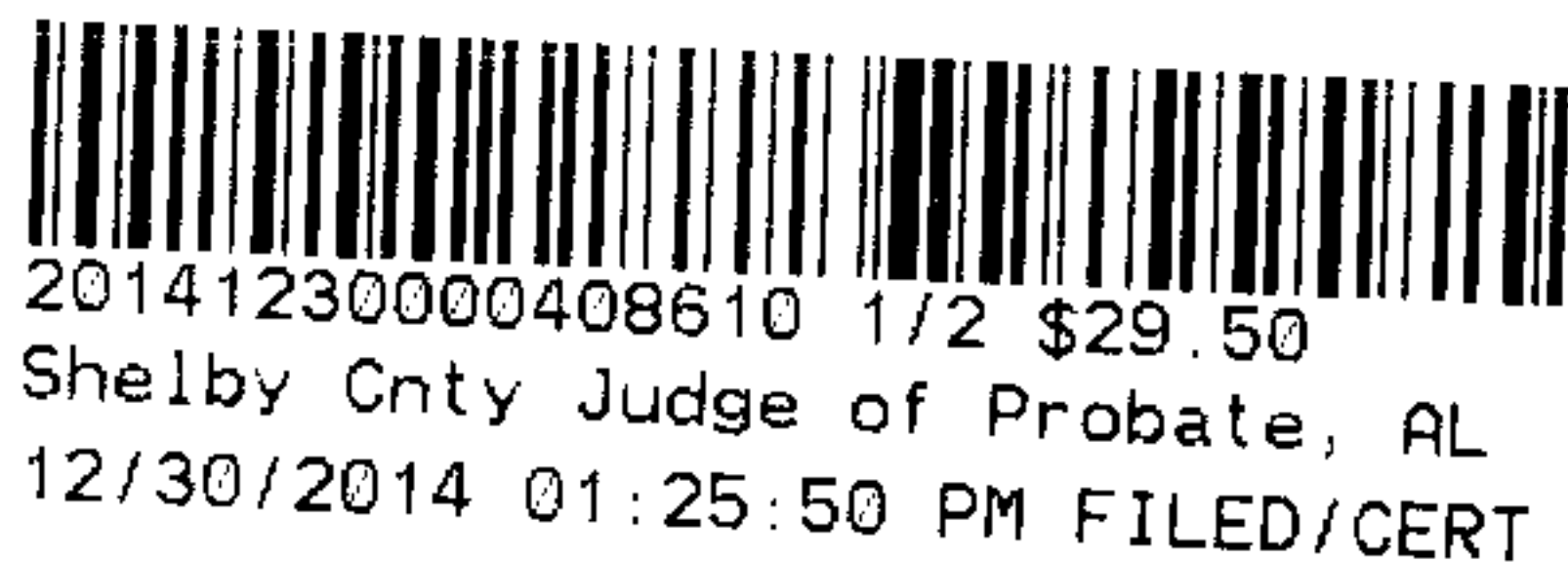


Send Tax Notice To:
Brian & Samantha Baulch
1516 Laurens Street
Hoover, AL 35242

This instrument prepared by:
G. Alan Smith, Esquire
2976 Pelham Parkway
Suite C
Pelham, Alabama 35124

WARRANTY DEED



STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Forty One Thousand and 00/100 Dollars (\$241,000.00) to the undersigned grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Andrew Kopecky and Lauren Morgan Kopecky, husband and wife**, herein referred to as grantor does grant, bargain, sell and convey unto **Brian and Samantha Baulch**, herein referred to as Grantee, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 114, according to the Final Plat of Residential Subdivision, Beaumont Phase 4, as recorded in Map Book 38, Page 134, in the Probate Office of Shelby County, Alabama.

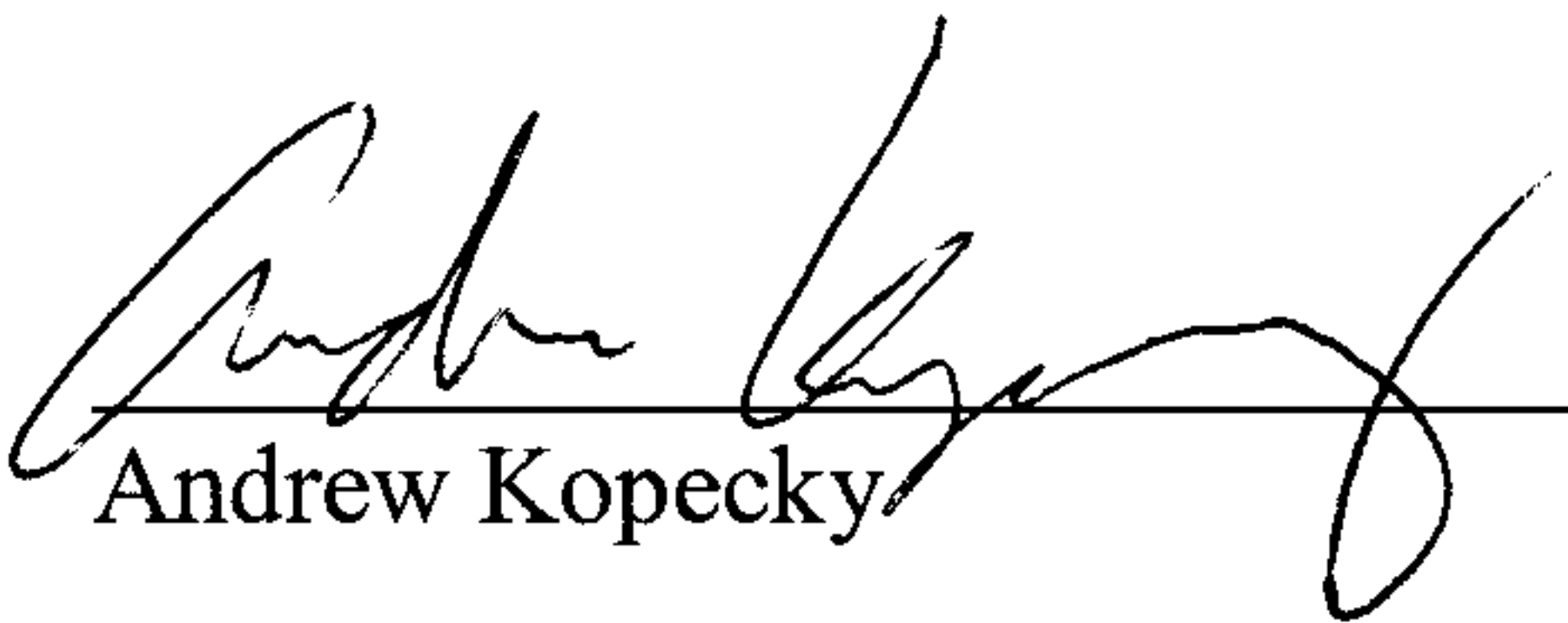
Subject to: (1) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (2) Mineral and mining rights, if any,

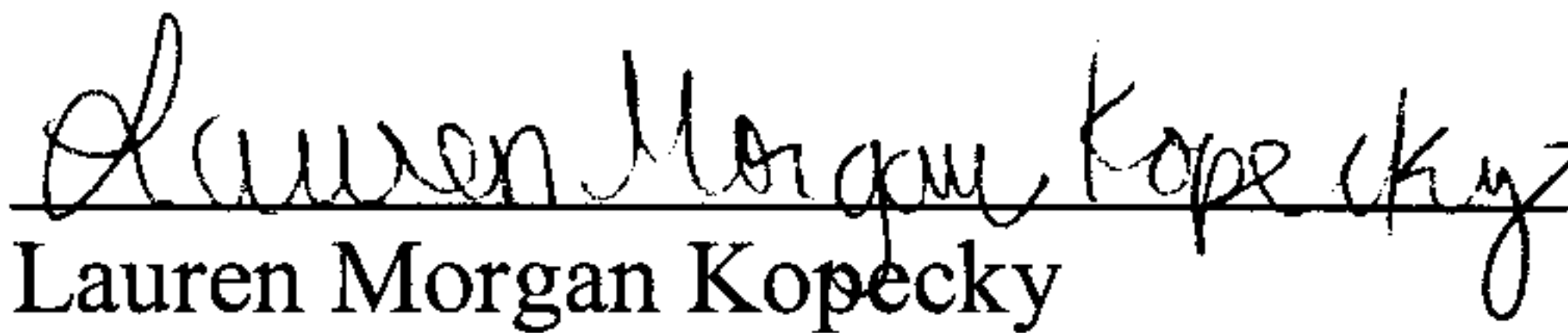
A purchase money mortgage in the amount of \$228,950.00 is being simultaneously recorded herewith.

TO HAVE AND TO HOLD Unto the said Grantee her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal this the 18th day of December, 2014.

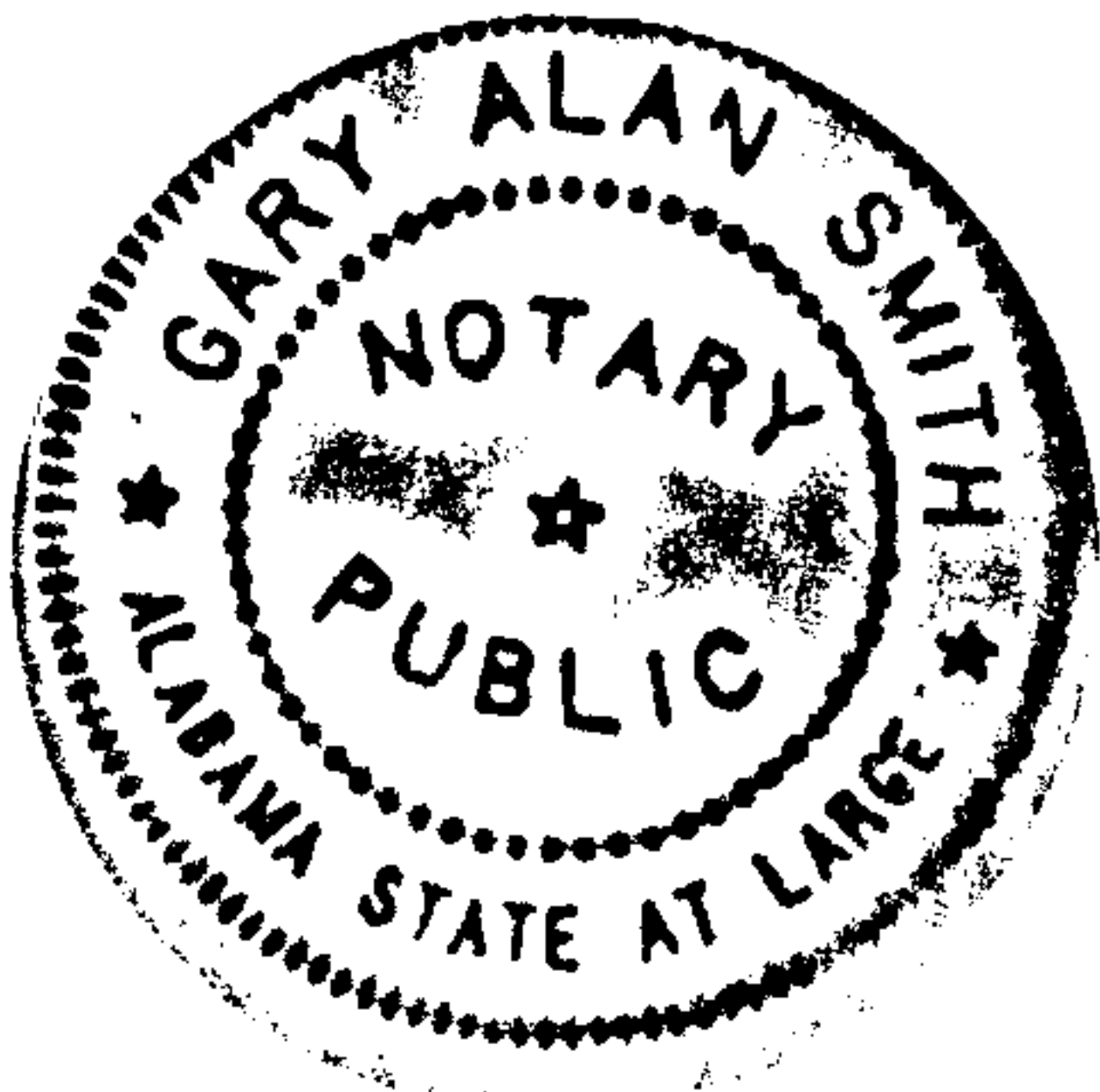
 (Seal)
Andrew Kopecky

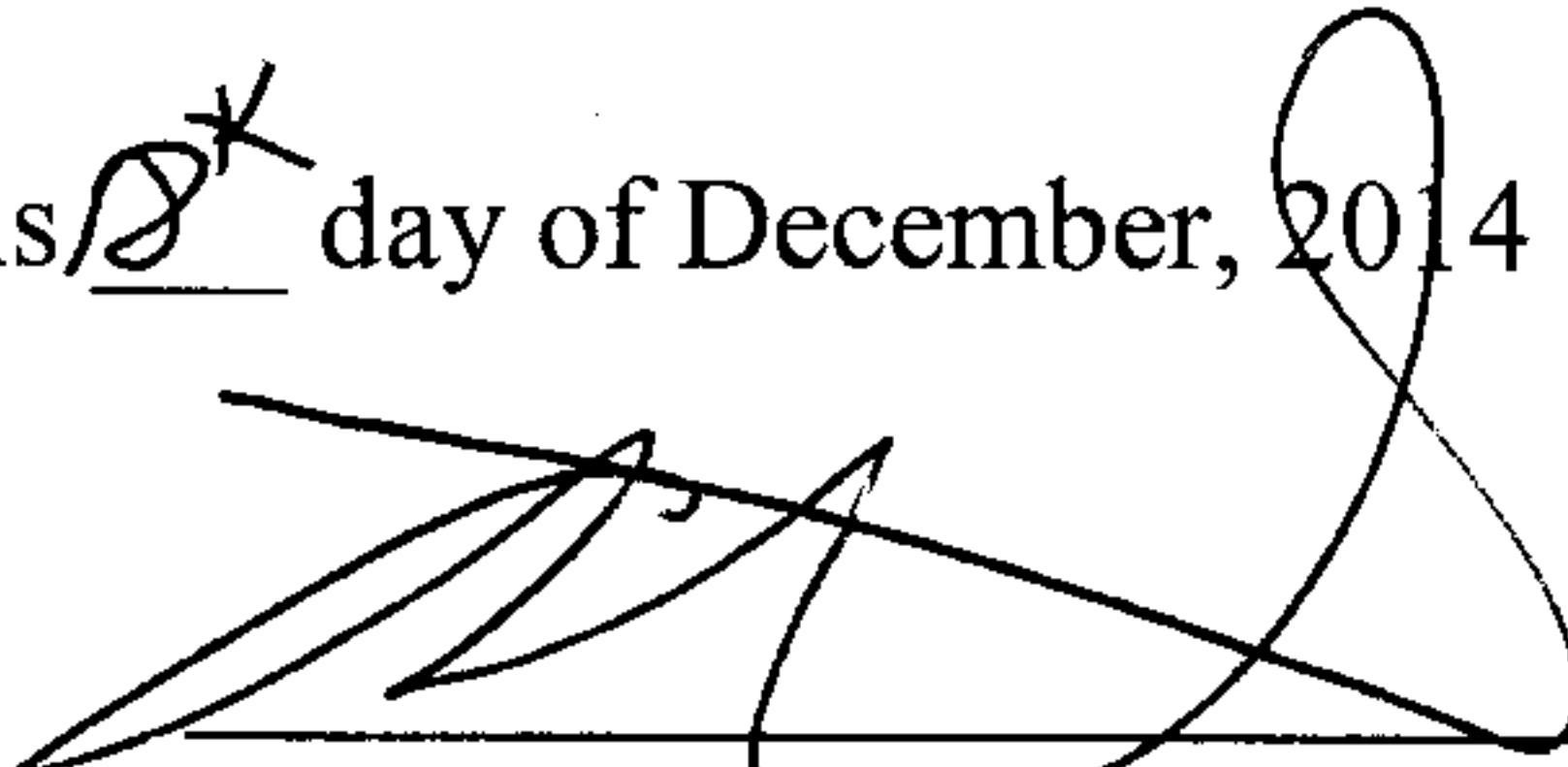
 (Seal)
Lauren Morgan Kopecky

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, G. Alan Smith, a Notary Public in and for said County, in said State, hereby certify that Andrew Kopecky and Lauren Morgan Kopecky whose names are signed to the foregoing conveyance, and which is 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 this 18th day of December, 2014




Notary Public
My Commission Expires: 7-19-2016

Real Estate Sales Validation Form

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

Grantor's Name Andrew Kopecky & Lauren Morgan Kopecky
Mailing Address 1824 Cedarwood Road
Birmingham, AL 35216

Grantee's Name Brian & Samantha Baulch
Mailing Address 1516 Laurens Street
Hoover, AL 35242

Property Address 1516 Laurens Street
Hoover, AL 35242

Date of Sale December 17, 2014

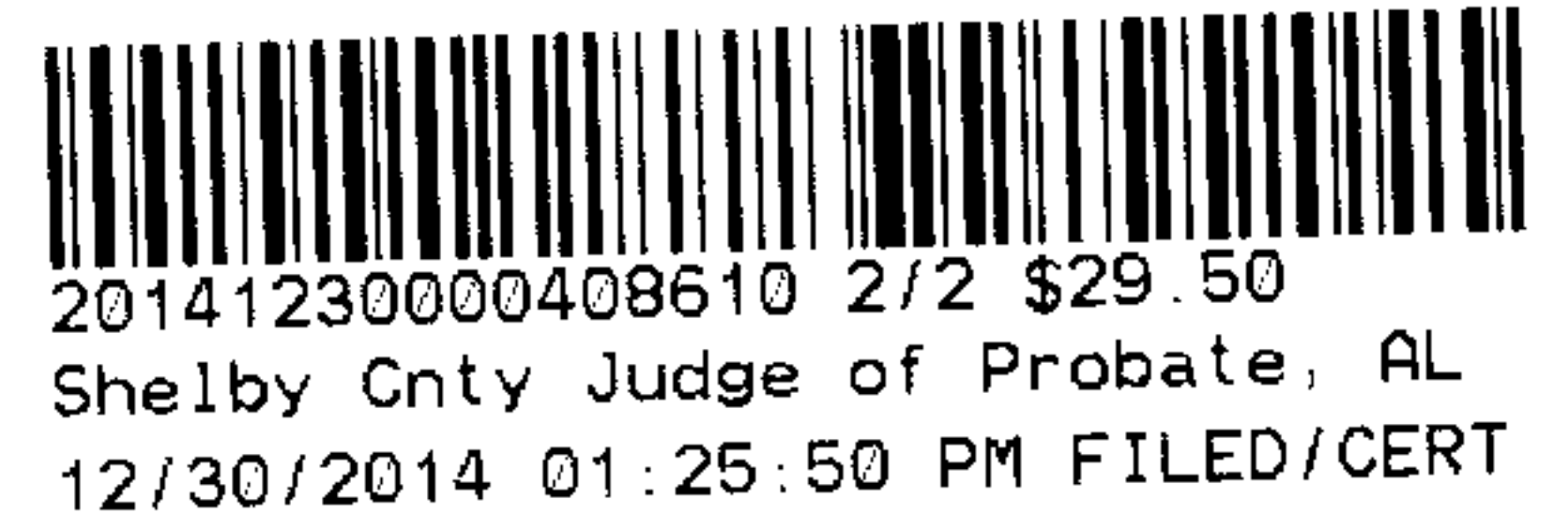
Total Purchase Price \$ 241,000.00

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

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 12/18/2014

Print

Andrew Kopecky

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1