This instrument prepared by:

Christa C. Ketchum Law Office of Christa C. Ketchum, LLC 1220 Alford Avenue Birmingham, AL 35226 SEND TAX NOTICE TO: Jon A. Olszewski and Joan E. Olszewski 624 Prestwick Drive Hoover, AL 35244

## **WARRANTY DEED**

STATE OF ALABAMA		20150120000019960 1/2 \$125.00 Shelby Cnty Judge of Probate, AL
SHELBY COUNTY	) )	01/20/2015 01:28:57 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Five Hundred Thirty-Eight Thousand And No/100 Dollars (\$538,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, George W. Shaw, Jr. and Donna Shaw, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jon A. Olszewski and Joan E. Olszewski (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 9, according to the Final Record Plat of Heatherwood 7th Sector, as Recorded in Map Book 39, page 84 A & B, 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.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on January 6, 2015.

George W. Shaw, Jr.

JOHNA Shaw

Donna Shaw

Shelby County, AL 01/20/2015 State of Alabama Deed Tax:\$108.00

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that George W. Shaw, Jr. and Donna Shaw, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this \_\_\_\_\_\_ day of January, 2015.

Nøtary Public

Commission Expires

August 26 2017

FILE NO.: TS-1402330

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

Grantor's Name	George W. Shaw, Jr. and Donna Shaw		Jon A. Olszewski and Joan E. Olszewski	
Mailing Address	624 Prestwick Drive Hoover, AL 35244	Mailing Address		
Property Address	624 Prestwick Drive Hoover, AL 35244	Date of Sale Total Purchase Pror		January 6, 2015 \$538,000.00
		Actual Value or		<u>\$</u>
		Assessor's Market	t Value	\$
The purchase price (check one) (Recombile of Sale)  ———————————————————————————————————		m can be verified in ot required) Appraisal Other:	n the fol	lowing documentary evidence:

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 - George W. Shaw, Jr. and Donna Shaw, 624 Prestwick Drive, Hoover, AL 35244.

Grantee's name and mailing address - Jon A. Olszewski and Joan E. Olszewski, , .

Property address - 624 Prestwick Drive, Hoover, AL 35244

Date of Sale - January 6, 2015.

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 with be used and the taxpayer will be penalized pursuant to <u>Code of Alabama 1975</u> & 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 <a href="Code of Alabama 1975">Code of Alabama 1975</a> & 40-22-1 (h).

Date: January 6, 2015

201501200000019960 2/2 \$125.00 Shelby Cnty Judge of Probate, AL 01/20/2015 01:28:57 PM FILED/CERT

TS-1402330 Validation Form