

This instrument prepared by:
David Ovson
2807 Cahaba Road
Birmingham, AL 35223

SEND TAX NOTICE TO:
Clinton G. Wander, Jr.
3317 Crossings Ct
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)


20150203000035900 1/2 \$207.00
Shelby Cnty Judge of Probate, AL
02/03/2015 12:30:33 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Fifty Thousand And No/100 Dollars (\$350,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, William J. Magnuson and Juanita T. Magnuson, Husband and Wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Clinton G. Wander, Jr. and Carol S. Leeman (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 165, according to the Survey of Phase Two Caldwell Crossings 2nd Sector, as recorded in Map Book 31, Page 31, in the Probate Office of Shelby County, Alabama.

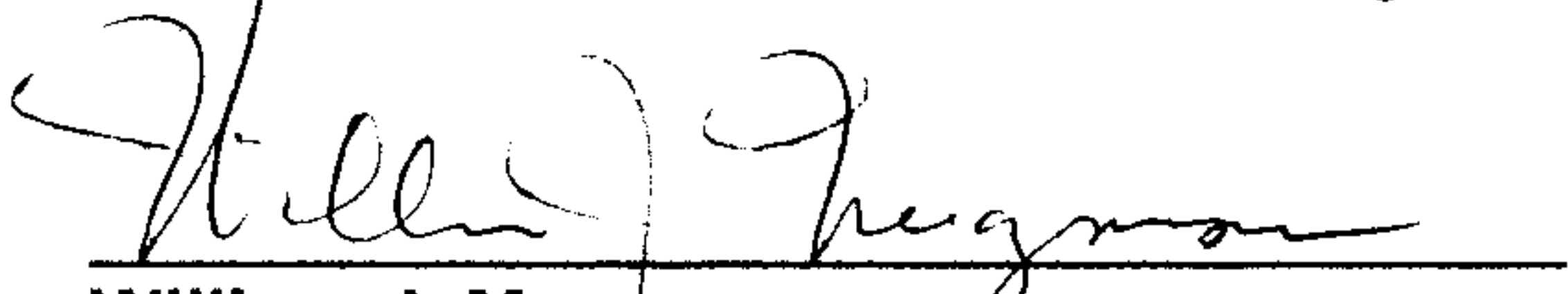
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Sixty Thousand And No/100 Dollars (\$160,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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.

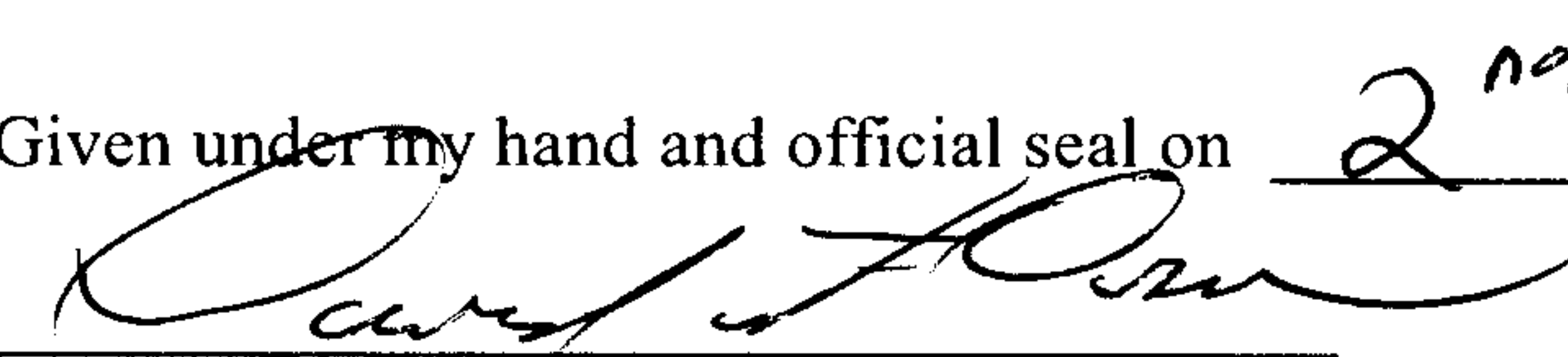
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on February 2, 2015.


William J. Magnuson

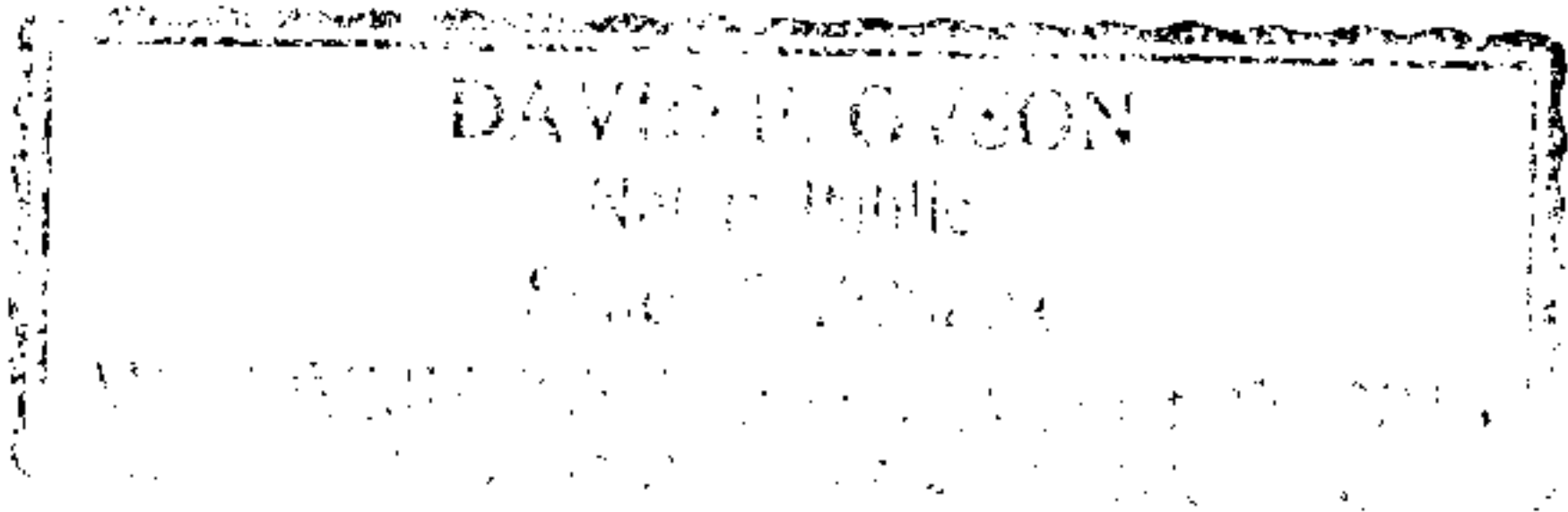

Juanita T. Magnuson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **William J. Magnuson and Juanita R. Magnuson** whose names are signed to the foregoing conveyance, and who are 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 on 2nd day of February, 2015.


Notary Public
My Commission Expires:



Shelby County, AL 02/03/2015
State of Alabama
Deed Tax: \$190.00

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

Grantor's Name	William J. Magnuson and Juanita T. Magnuson	Grantee's Name	Clinton G. Wander, Jr.
Mailing Address	3317 Crossings Ct Birmingham, AL 35242	Mailing Address	_____
Property Address	3317 Crossings Ct Birmingham, AL 35242	Date of Sale	February 2, 2015
		Total Purchase Price	\$350,000.00
		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	☐ 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 - William J. Magnuson and Juanita T. Magnuson, 3317 Crossings Ct, Birmingham, AL 35242.

Grantee's name and mailing address - Clinton G. Wander, Jr., , .

Property address - 3317 Crossings Ct, Birmingham, AL 35242

Date of Sale - February 2, 2015.

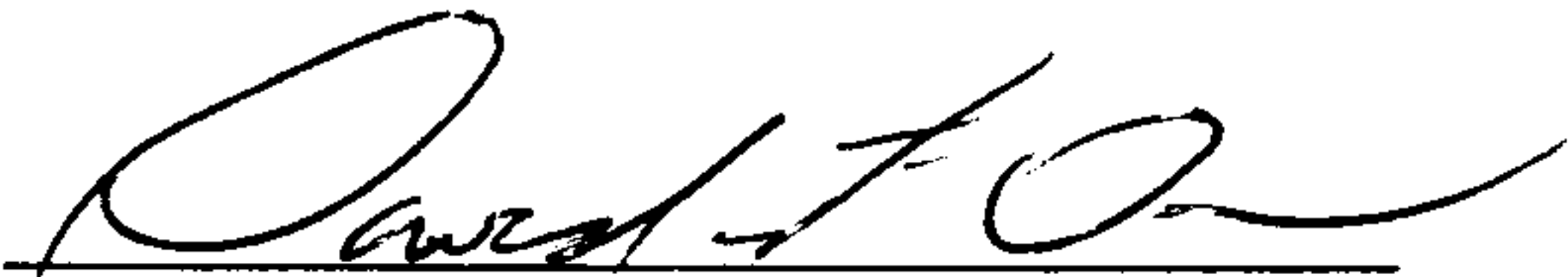
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 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: February 2, 2015

Sign 
Agent

