

Send tax notice to:
Kimberly D. Janich
2122 Longleaf Trail
Birmingham, AL 35243
File No. BHM1500066

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

STATE OF ALABAMA
COUNTY OF SHELBY


20150211000044320 1/3 \$235.00
Shelby Cnty Judge of Probate, AL
02/11/2015 11:19:00 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) in hand paid to the undersigned, **MHASK, LLC, an Alabama limited liability company** (hereinafter referred to as "Grantor") by **Kimberly D. Janich** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 715A, according to the Resurvey of Lots 715 and 716 of Greystone Legacy, 7th Sector, as recorded in Map Book 32, Page 83 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1.) ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

\$-0- OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, MHASK, LLC, an Alabama Limited Liability Company, by Kathy P. Jones, its Managing Sole Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 6th day of February, 2015.

MHASK, LLC, an Alabama Limited
Liability Company


By: Kathy P. Jones
Its: Managing Sole Member

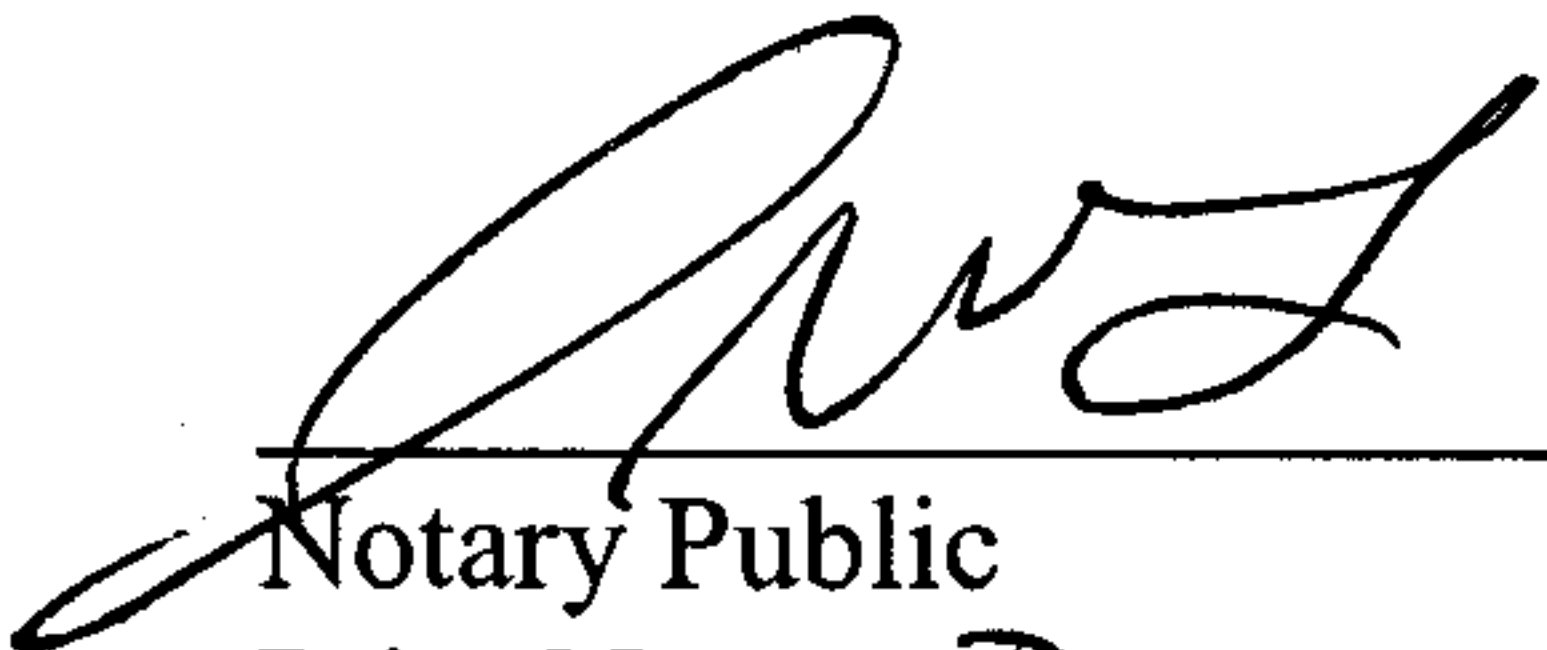
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)


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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathy P. Jones, whose name as its Managing Sole Member of MHASK, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 6th day of February, 2015.

[NOTARIAL SEAL]



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

Real Estate Sales Validation Form

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

Grantor's Name MHASK, LLC
Mailing Address 1376 Legacy Drive
Hoover, AL 35242

Grantee's Name Kimberly D. Janich
Mailing Address 2122 Longleaf Trail
Birmingham, AL 35243

Property Address 1061 Royal Mile
Birmingham, AL 35242
Shelby County, Alabama

Date of Sale 2/6/15
Total Purchase Price \$ 215,000.00
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 2/6/15

Print Michelle Pouncey

Unattested

Sign Michelle Pouncey

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1