

This instrument prepared by:  
Christa C. Ketchum  
Law Office of Christa C. Ketchum, LLC  
1220 Alford Avenue  
Birmingham, AL 35226

SEND TAX NOTICE TO:  
Richard J. Eicher and Lisa L. Eicher  
1421 Indian Crest Dr.  
Indian Springs, AL 35124

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Two Hundred Seventy-Three Thousand Nine Hundred And No/100 Dollars (\$273,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Mark A. Evans and Mickie M. Evans, husband and wife** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Richard J. Eicher and Lisa L. Eicher** (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 3, Block 1, according to the Map and Survey of Indian Crest Estates, 2nd Sector, as recorded in Map Book 5, Page 42, in the Probate Office of Shelby County, Alabama.

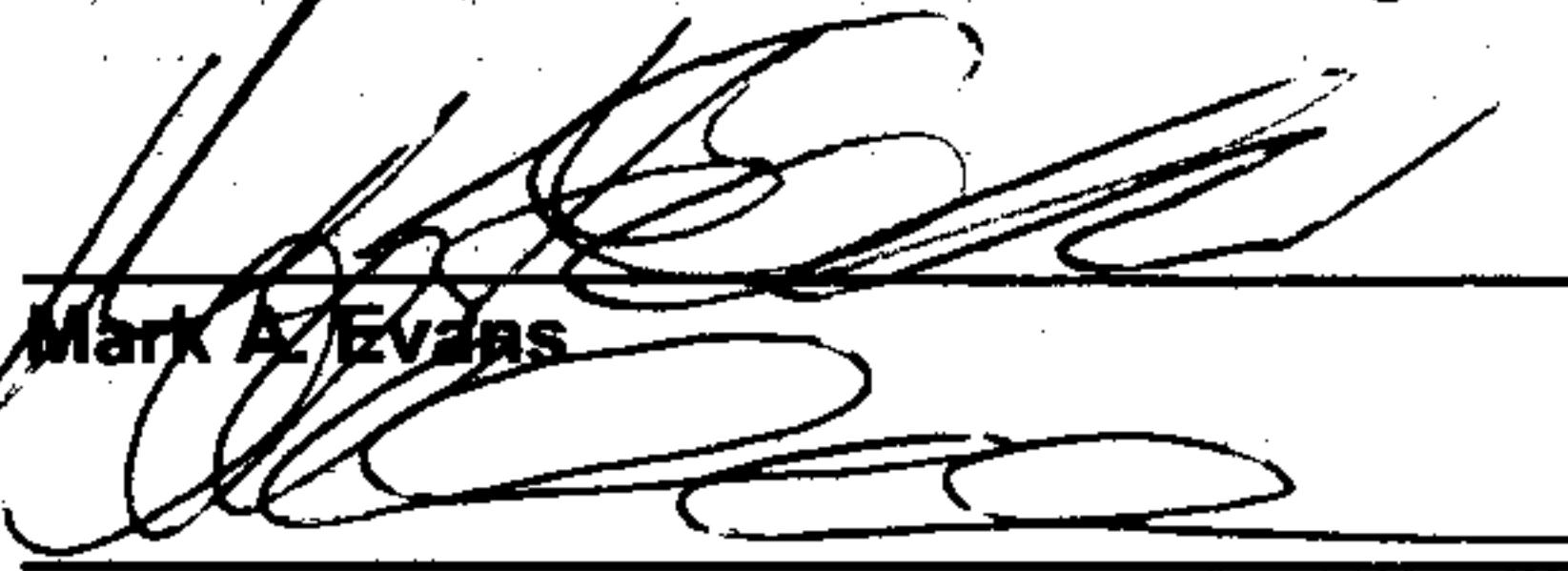
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Sixty-Eight Thousand Nine Hundred Thirty-Eight And No/100 Dollars (\$268,938.00) 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 9, 2015.

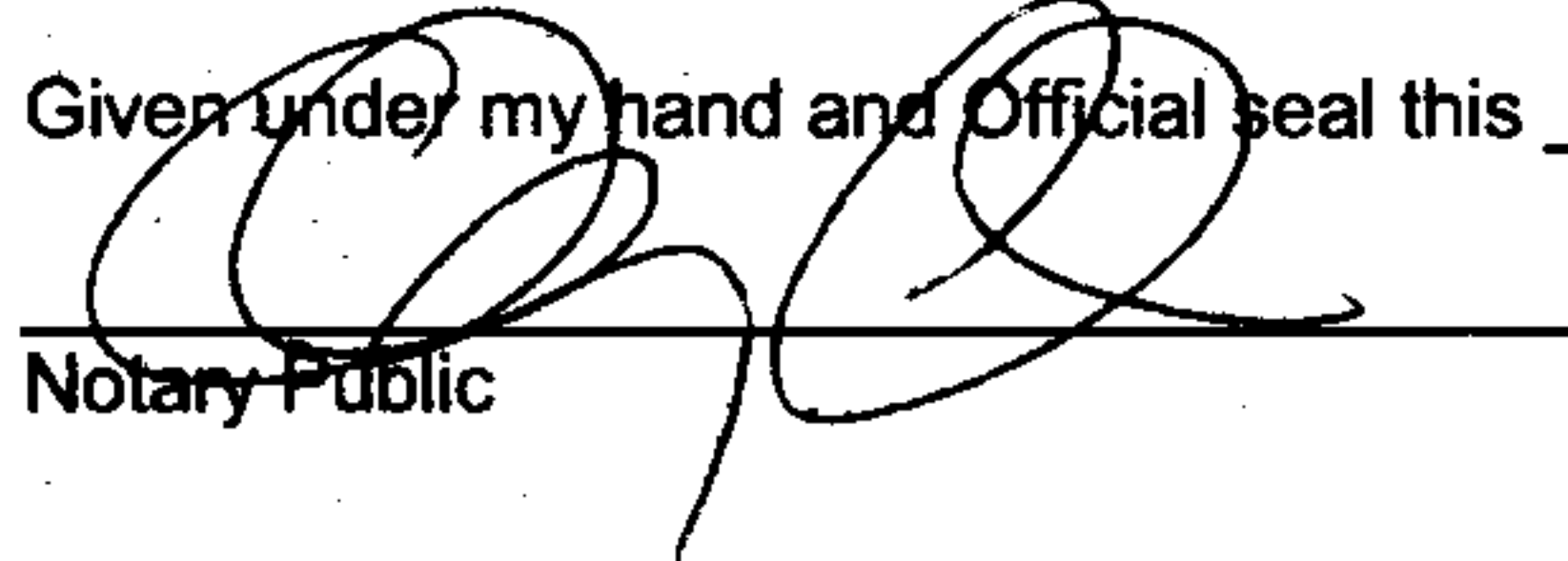
  
Mark A. Evans

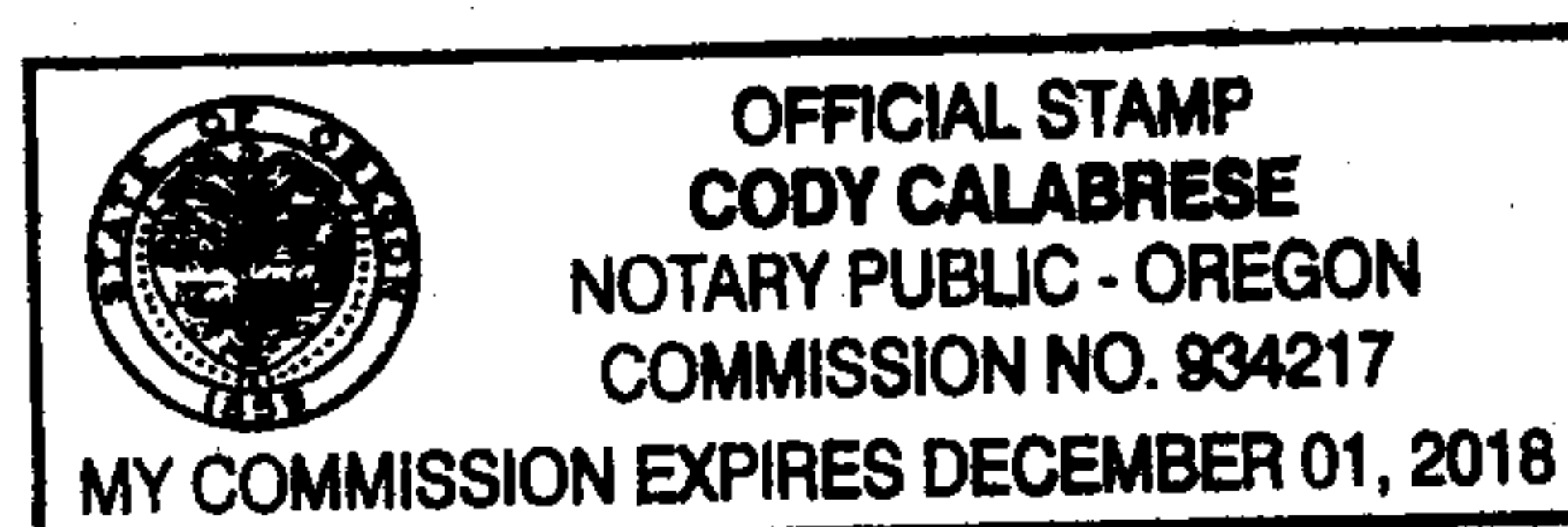
Mickie M. Evans

STATE OF Oregon  
Washington COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Mark A. Evans and Mickie M. Evans, 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 06 day of February, 2015.

  
Notary Public



## Real Estate Sales Validation Form

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

Grantor's Name Mark A. Evans and Mickie M. Evans Grantee's Name Richard J. Eicher

Mailing Address 1421 Indian Crest Dr.  
Indian Springs, AL 35124Mailing Address \_\_\_\_\_  
\_\_\_\_\_Property Address 1421 Indian Crest Dr.  
Indian Springs, AL 35124

Date of Sale February 9, 2015

Total Purchase Price \$273,900.00

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 StatementIf 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 - Mark A. Evans and Mickie M. Evans, 1421 Indian Crest Dr., Indian Springs,  
AL 35124.

Grantee's name and mailing address - Richard J. Eicher, , .

Property address - 1421 Indian Crest Dr., Indian Springs, AL 35124

Date of Sale - February 9, 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 9, 2015

Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/16/2015 04:19:02 PM  
\$22.00 DEBBIE  
20150216000049160Sign   
Agent