

This Instrument was Prepared by:
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Robert Mathews
173 River Birch Road
Chelsea, AL 35043

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Ten Dollars and No Cents (\$10.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Ashley Mathews, an unmarried woman, whose mailing address is 438 Johnson St. Gardendale, AL 35071** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Robert Mathews, an unmarried man, whose mailing address is 173 River Birch Road, Chelsea, AL 35043** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 173 River Birch Road, Chelsea, AL 35043**; to wit;

LOT 620, ACCORDING TO THE MAP OF WINDSTONE, PHASE 6 SUBDIVISION, AS RECORDED IN MAP BOOK 33, PAGE 31, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

This Deed is being prepared pursuant to that Final Divorce Decree Case # DR 2014-900285.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2015 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 33, Page 31.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

25' building line from River Birch Road with a 5 foot easement inside setback line as shown on recorded Map Book 33, Page 31.

7.5' utility easement across the Northwest side of said lot as shown on recorded Map Book 33, Page 31.

Restrictions, covenants, terms and conditions as set forth in deed from DSB, LLC recorded in Instrument #20040810000448130 and Instrument #2004-53012.

Easement to Alabama Power Company as recorded in Instrument #2004-50621.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 13th day of February, 2015.

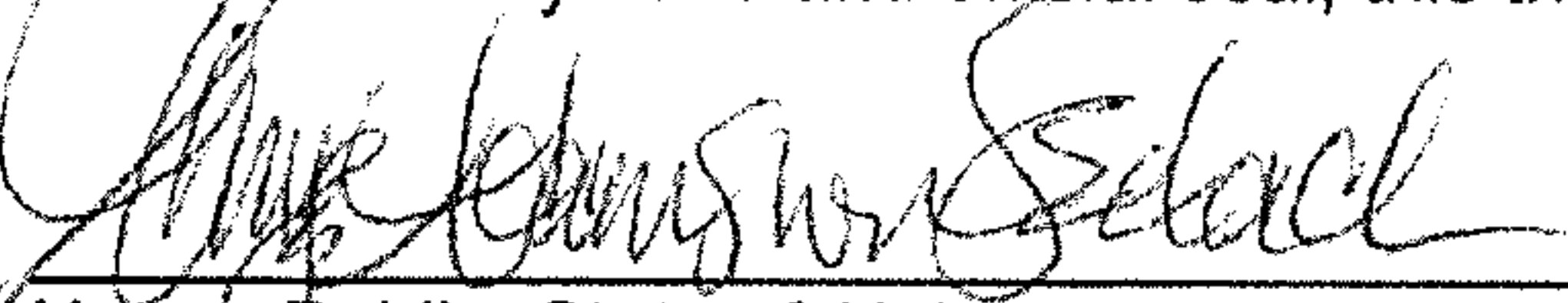
Ashley Mathews
Ashley Mathews

State of Alabama

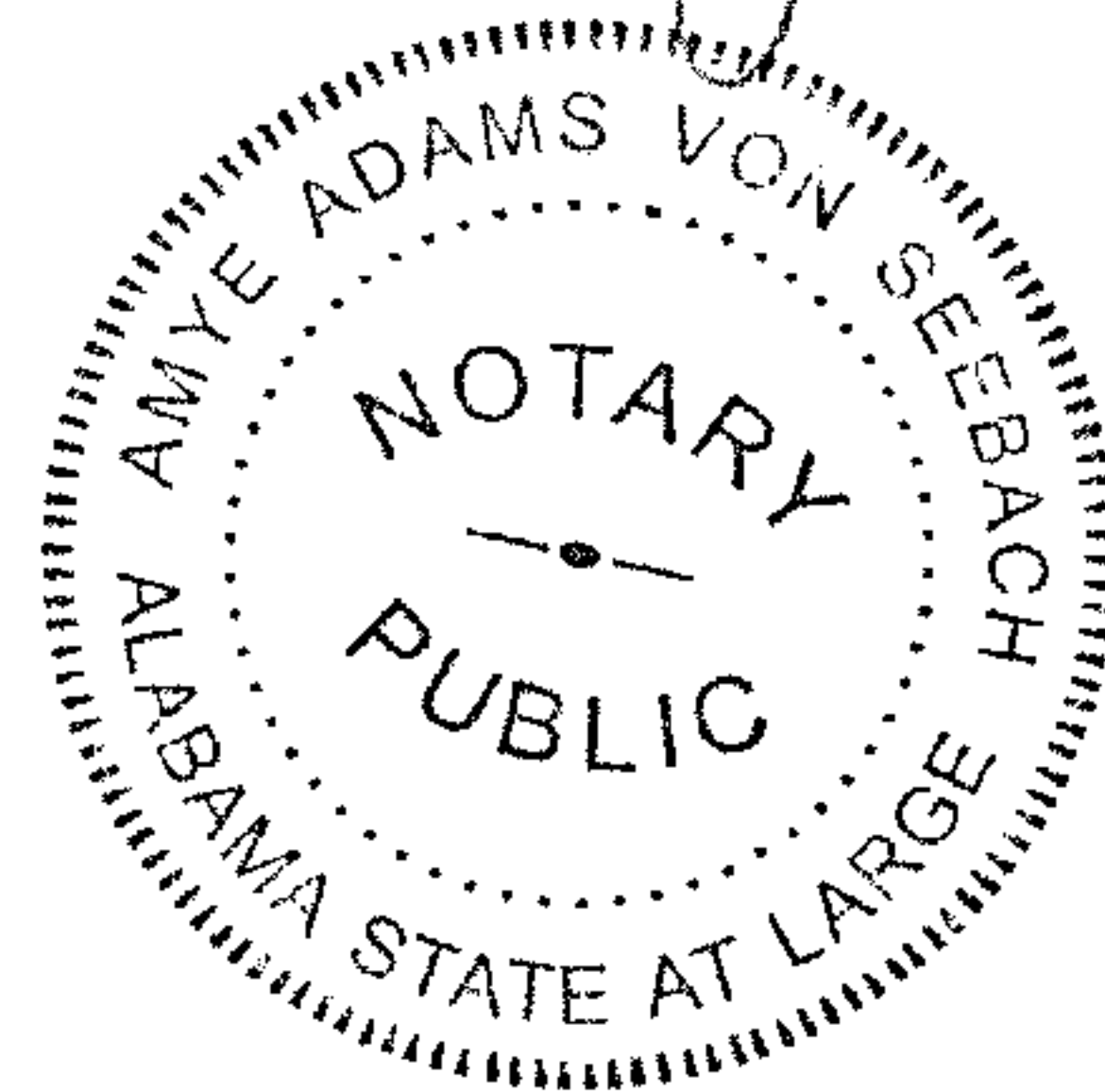
Jefferson County } General Acknowledgment

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Ashley Mathews, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 13th day of February, 2015.



Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary AMY ADAMS VON SEEBACH
My Commission Expires: JUNE 17, 2017



Real Estate Sales Validation Form

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

Grantor's Name	Ashley Mathews	Grantee's Name	Robert Mathews
Mailing Address	438 Johnson St. Gardendale, AL 35071	Mailing Address	173 River Birch Road Chelsea, AL 35043
Property Address	173 River Birch Road Chelsea, AL 35043	Date of Sale	February 12, 2015
		Total Purchase Price	
		or	
		Actual Value	\$238,000.00
		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	1/2 value \$119,000.00

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 of 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	February 12, 2015	Print	Ashley M. Mathews
Unattested	(verified by)	Sign	Ashley M. Mathews
			(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/02/2015 08:18:47 AM
\$139.00 CHERRY
20150302000062310

James W. Fuhrmeister