


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Thomas J. Aumann


20150303000064260 1/3 \$45.00
Shelby Cnty Judge of Probate, AL
03/03/2015 08:19:43 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOUR HUNDRED NINETY FOUR THOUSAND DOLLARS AND ZERO CENTS (\$494,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Gianfranco Valenza and wife, Jennifer Valenza**, grant, bargain, sell and convey unto **Thomas J. Aumann and Jodi L. Aumann**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

Lot 1823, according to the survey of Eagle Point – 18th Sector, as recorded in Map Book 35, Page 94 A and 94 B, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to taxes for 2015 and subsequent years, easements, restrictions, rights of way and permits of record.

Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$395200.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$74,100.00) of the aforementioned was paid by second mortgage filed simultaneously herewith.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 03/03/2015
State of Alabama
Deed Tax: \$25.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15 day of August, 20 14.

Gianfranco Valenza

Jennifer Valenza



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STATE OF Indiana
COUNTY OF St. Joseph

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Gianfranco Valenza**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of August 20 14.

Notary Public

My Commission Expires: _____

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jennifer Valenza**, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of August 20 14.

Notary Public

My Commission Expires: _____ MY COMMISSION EXPIRES NOVEMBER 15, 2017

MY COMMISSION EXPIRES NOVEMBER 15, 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 SIRVA Relocation Credit LLC

Grantee's Name Tom Aumann
Jodi Aumann

Mailing Address 6200 Oak Tree Blvd, Ste 300
Independence, OH 44131

Mailing Address 7008 Eagle Point Trail
Birmingham, AL 35242

Property Address 7008 Eagle Point Trail
Birmingham, AL 35242

Date of Sale February 20, 2015
Total Purchase Price \$494,000.00

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 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 20, 2015

Print

Mike T. Atchison

Unattested

AC

(verified by)

Sign

Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1