

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

Send Tax Notice to:

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED EIGHTY NINE THOUSAND DOLLARS AND ZERO CENTS (**\$189,000.00**), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Tony H. Hunt and wife, Gina T. Hunt**, grant, bargain, sell and convey unto **Michael David Gerrits and Melissa Jean Gerrits**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

Lot 47A, of a Resurvey of Lots 45-50 and 81-82, of The Village at Westover Sector 1, according to Map Book 41, Page 65, as recorded 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.

(\$170,100.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$0.00) of the aforementioned was paid by second mortgage filed simultaneously herewith.

same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.


20150304000065940 1/3 \$39.00
Shelby Cnty Judge of Probate, AL
03/04/2015 09:32:46 AM FILED/CERT

Shelby County, AL 03/04/2015
State of Alabama
Deed Tax: \$19.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of march, 20 15.

Tony H. Hunt
Tony H. Hunt

Gina T. Hunt
Gina T. Hunt

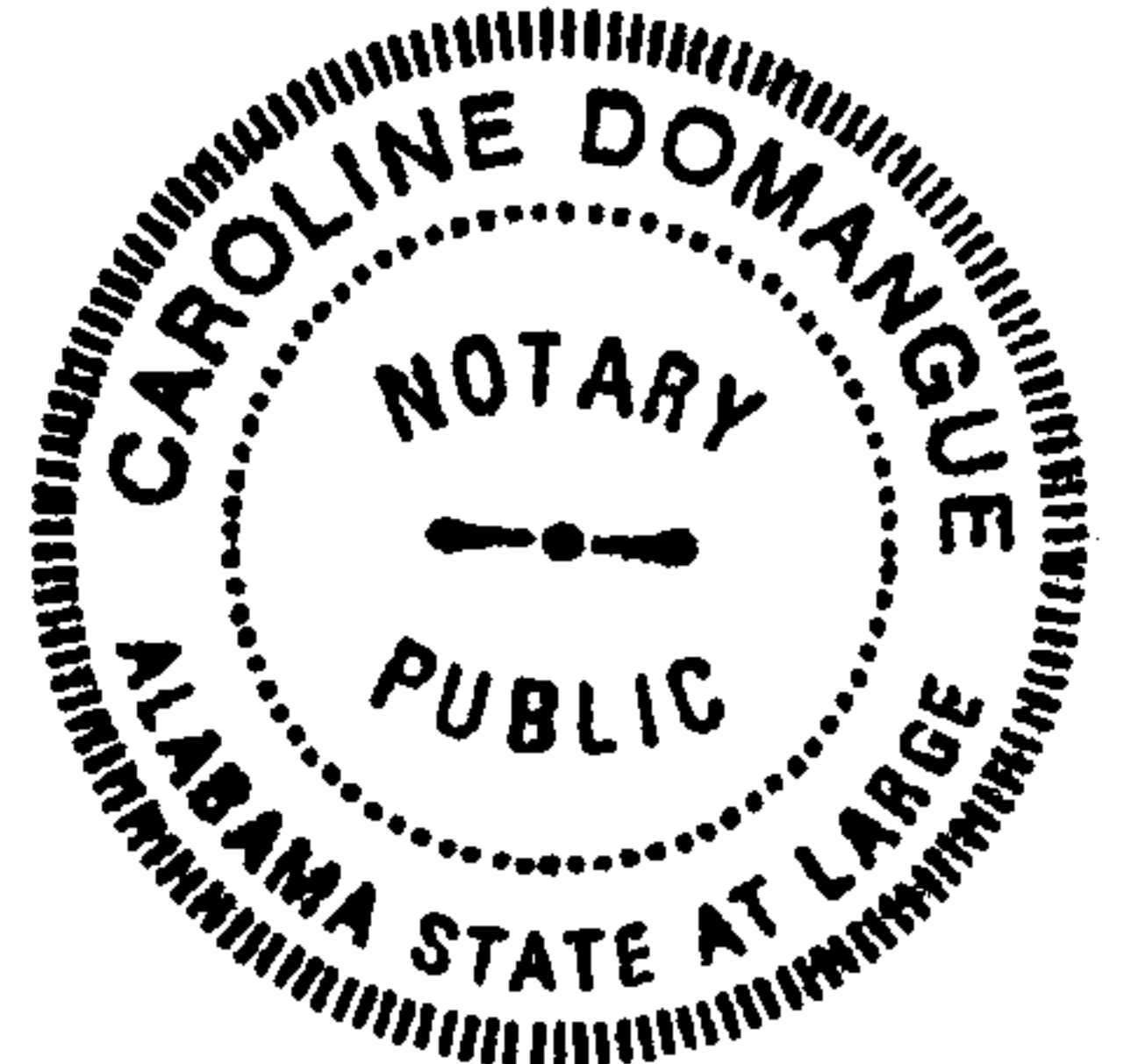
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Tony H. Hunt**, 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 26th day of December 20 14.

[Signature]
Notary Public
MY COMMISSION EXPIRES AUGUST 15, 2018

My Commission Expires: _____



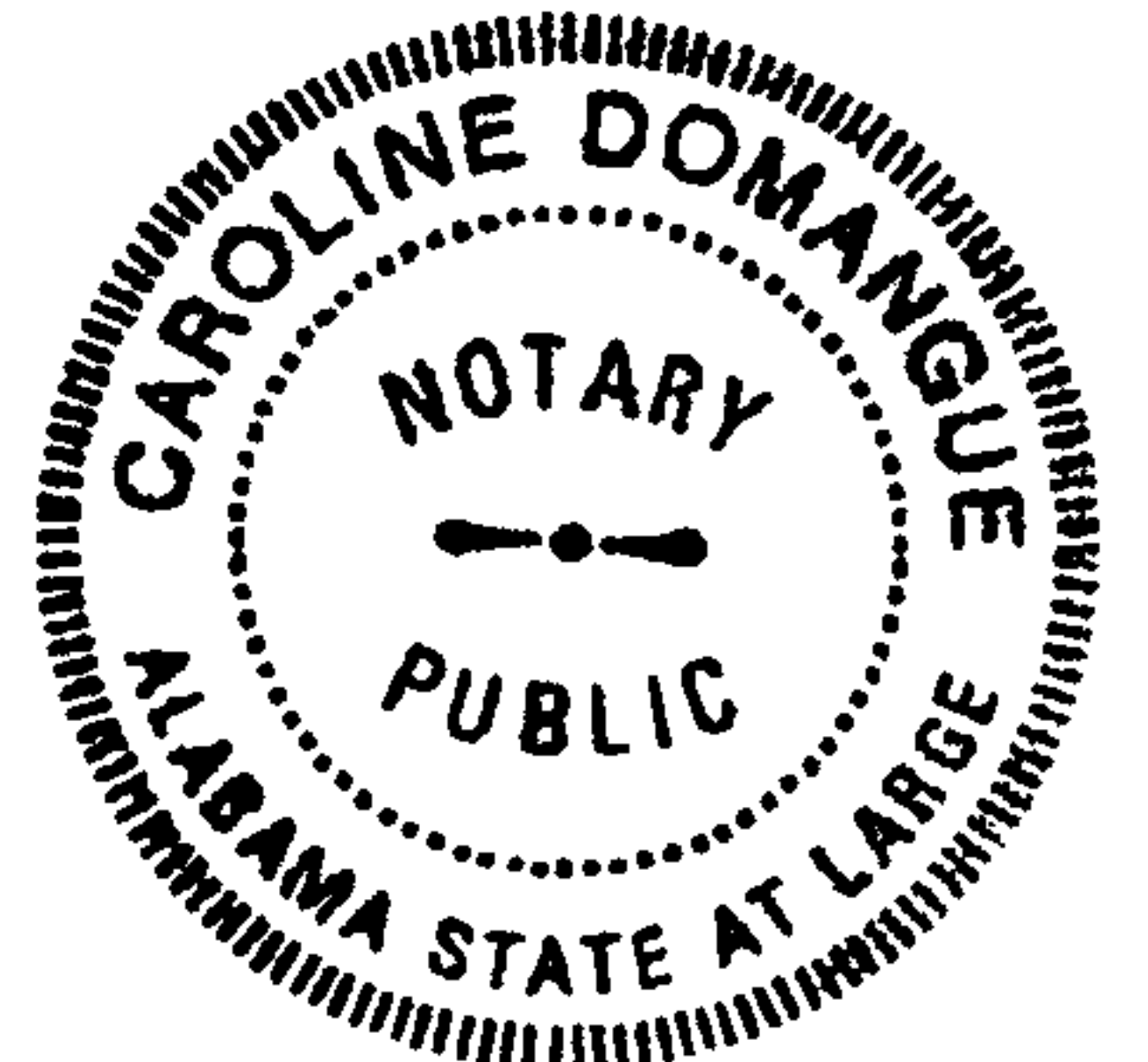
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Gina T. Hunt**, 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 26th day of December 20 14.

[Signature]
Notary Public
MY COMMISSION EXPIRES AUGUST 15, 2018

My Commission Expires: _____



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Real Estate Sales Validation Form

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

Grantor's Name WHR Group Inc.

Grantee's Name Michael David Gerrits
Melissa Jean Gerrits

Mailing Address N27 W23681 Paul Road
Pewaukee, WI 53072

Mailing Address 204 Lorrin Lane
Sterrett, AL 35747
, AL

Property Address 204 Lorrin Lane
Sterrett, AL 35147

Date of Sale March 02, 2015

Total Purchase Price _____

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 26, 2015

Print

M. Lee T. Dicks

Sign

M. Lee T. Dicks

(Grantor/Grantee/Owner/Agent), circle one

Unattested

AC

(verified by)



20150304000065940 3/3 \$39.00
Shelby Cnty Judge of Probate, AL
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Form RT-1