

PEL150094

Send tax notice to:  
James Rotenberry, Alada Rotenberry & April Harry  
4051 Saddle Run Circle  
Pelham, AL 35124  
File No. PEL1500094

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

STATE OF ALABAMA  
SHELBY COUNTY

  
20150427000136320 1/3 \$149.50  
Shelby Cnty Judge of Probate, AL  
04/27/2015 01:14:25 PM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Nine Thousand Five Hundred and 00/100 Dollars (\$129,500.00) in hand paid to the undersigned, **Ramona J. Morrison as Personal Representative of the Estate of Richard Perry Dujan aka Richard Perry Dujanovic, deceased, Case No PR. 2014-000024** (hereinafter referred to as "Grantors"), by **James Rotenberry, Alada Rotenberry, and April Harry** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 53, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11, Page 28, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

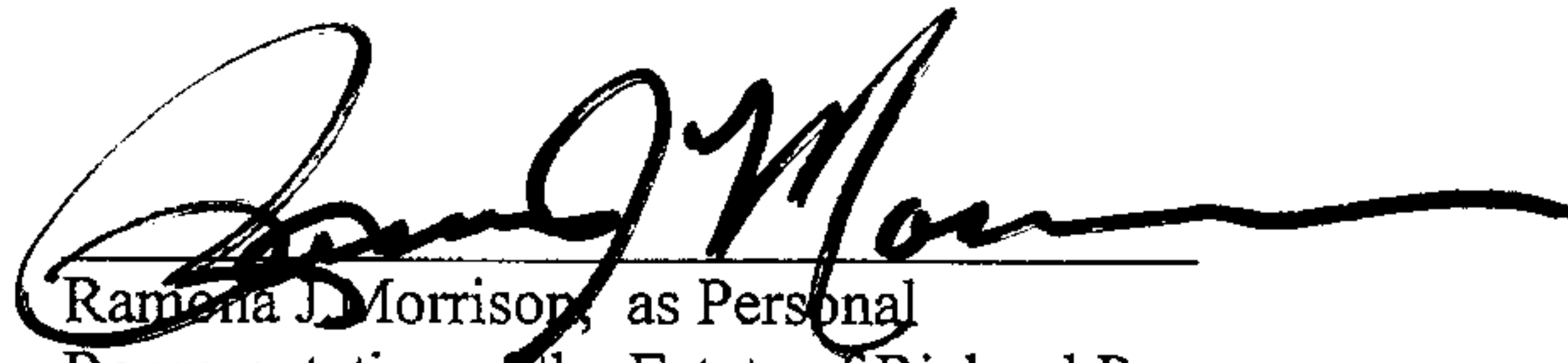
- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

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

TO HAVE AND TO HOLD to Grantees, their heirs, executors, administrators and assigns forever.



IN WITNESS WHEREOF, Grantor have set their signature and seal on this, the 15<sup>th</sup> day of April, 2015.



Ramona J. Morrison, as Personal  
Representative of the Estate of Richard Perry  
Dujan aka Richard Perry Dujanovic, deceased  
Case No. PR-2014-000024

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ramona J. Morrison whose name as Personal Representative of the Estate of Richard Perry Dujan aka Richard Perry Dujanovic, deceased, Case No. PR 2014-000024, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, individually and as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 15<sup>th</sup> day of April, 2015.



Notary Public  
Printed Name: B. Dullis  
My Commission Expires:

[NOTARIAL SEAL]





# Real Estate Sales Validation Form

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

Grantor's Name The Estate of Richard Perry Dupin Grantee's Name James Rotenberry  
 Mailing Address aka Richard Perry Dupin is deceased Mailing Address Alma Rotenberry: April Harry  
Probate Case PR 504-000024 4051 Saddle Run Circle  
Pelham AL 35124  
 Property Address 4051 Saddle Run Circle Date of Sale 4-15-15  
Pelham AL 35124 Total Purchase Price \$ 129,500.00  
 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 4-15-15

Print

David W. Lewis

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20150427000136320 3/3 \$149.50  
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