



20150501000143140 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
05/01/2015 11:24:53 AM FILED/CERT

This instrument was prepared by
William G. Barnes
5708 Lazy Brooke Court
Pinson, Alabama 35126

Send Tax Notice To:
Lawrence Michael Fontenot
817 Frontier Drive
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF ~~SHELBY~~ **JEFFERSON** ^{DUE}

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED NINETEEN THOUSAND FIVE HUNDRED AND 00/100 (\$119,500.00)** Dollars to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **FRED W. RAUCKMAN AND WANDA J. RAUCKMAN, HUSBAND AND WIFE**

(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto **LAWRENCE MICHAEL FONTENOT**

(herein referred to as grantee, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

LOT 5, BLOCK 1, ACCORDING TO THE SURVEY OF CAHABA VALLEY ESTATES, SECOND SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO TAXES.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

\$ 115,915.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANESOUSLY HEREWITH.

TO HAVE AND TO HOLD, to the said GRANTEE, his heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of

April, 2015
WJR
FR

Fred W. Rauckman (Seal)
FRED W. RAUCKMAN

Wanda J. Rauckman (Seal)
WANDA J. RAUCKMAN

STATE OF ALABAMA
COUNTY OF ~~SHELBY~~ **JEFFERSON** ^{DUE}

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **FRED W. RAUCKMAN AND WANDA J. RAUCKMAN, HUSBAND AND WIFE**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30 day of April, 2015

Alan S. G...
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/15/2015

Real Estate Sales Validation Form

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

Grantor's Name Fred W Rauckman
Wanda J Rauckman
Mailing Address 629 Creekview Dr
Pelham, AL 35124
Property Address 817 Frontier Dr.
Pelham, AL 35124

Grantee's Name Lawrence Michael Fontenot
Mailing Address 817 Frontier Dr
Pelham, AL 35124
Date of Sale April 30, 2015
Total Purchase Price \$119,500.00
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
X 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 April 29, 2015

Print Amy L Burge

Unattested (verified by)

Sign Amy L Burge (Grantor/Grantee/Owner/Agent) circle one



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