

NTC1500146

Send tax notice to:

John W. Hermanson

Jane Hermanson

1316 Silver Creek Trace

Alabaster, AL 35007

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY



20150501000143910 1/3 \$202.00
Shelby Cnty Judge of Probate, AL
05/01/2015 02:37:04 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty Two Thousand and 00/100 Dollars (\$182,000.00) in hand paid to the undersigned, **R. Charles Stagner, as Member of Stagner Lyemance, LLC**, an Alabama Limited Liability Company (hereinafter referred to as "Grantor") by **John W. Hermanson and Jane Hermanson** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 362, according to the Map and Survey of Silver Creek, Sector III, Phase III, as recorded in Map Book 40, Page 17, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

\$36,230.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, as joint tenants with right of survivorship, their heirs, executors, administrators and assigns forever.

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

Shelby County, AL 05/01/2015
State of Alabama
Deed Tax: \$182.00

IN WITNESS WHEREOF, Grantor, Stagner Lyemance, LLC by R. CHARLES STAGNER, its MEMBER, who is authorized to execute this conveyance, has caused this conveyance to be executed on this the 24 day of April, 2015.

STAGNER LYEMANCE, LLC
An Alabama Limited Liability Company

By: R. Charles Stagner
R. Charles Stagner
Its Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. CHARLES STAGNER, whose name as its MEMBER of Stagner Lyemance, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 27 day of April, 2015.

Caitlin Hardee Graham
Notary Public

Print Name:

Commission Expires:



20150501000143910 2/3 \$202.00
Shelby Cnty Judge of Probate, AL
05/01/2015 02:37:04 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name: Stagner Lyemance, LLC
Mailing Address: 1136 S. Pennsylvania Ave
Winter Park, FL 32789

Grantee's Name: John W. Hermanson and Jane
Hermanson
Mailing Address: 1316 Silver Creek Trace
Alabaster, AL 35007



20150501000143910 3/3 \$202.00
Shelby Cnty Judge of Probate, AL
05/01/2015 02:37:04 PM FILED/CERT

Property Address: 1316 Silver Creek Trace
Alabaster, AL 35007

County: Shelby

Date of Sale: 4/27/2015
Total Purchase Price: \$182,000.00

or
Actual Value: \$ n/a

or
Assessor's Market Value: \$ n/a

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)

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> other: _____ |
| <input checked="" type="checkbox"/> Closing Statement | |

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: 4/27/2015

Print: Michelle Pouncey

☐ Unattested _____
(verified by)

Sign Michelle Pouncey
(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1