

NTC1500149

Send tax notice to:

Richard James Means

Sara Michelle Means

259 Stonecreek Place

Calera, AL 35040

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY SHELBY

WARRANTY DEED


20150501000143930 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
05/01/2015 02:37:06 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Forty One Thousand and 00/100 Dollars and 00/100 Dollars (\$141,000.00) in hand paid to the undersigned, **Shellie Ann Lee n/k/a Shellie Suber and Keith Suber, husband and wife**, acting through Renee Rains Hand, their attorney-in-fact (hereinafter referred to as "Grantors"), by **Richard James Means and Sara Michelle Means** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 154, according to the Final Plat Stonecreek Phase 3, as recorded in Map Book 36, Page 47, in the Probate Office of Shelby County, Alabama.

Shellie Suber is one and the same person as Shellie Ann Lee, Grantee, in deed dated November 10, 2006 and recorded November 14, 2006 in Instrument No. 20061114000555950.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

\$138,446.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantors do for themselves, their 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

Shelby County, AL 05/01/2015
State of Alabama
Deed Tax: \$3.00

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, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors, Shellie Ann Lee n/k/a Shellie Suber and Keith Suber, by Renee Rains Hand, as their attorney-in-fact, has hereunto set her signature and seal on this the 28TH day of April, 2015.

as her attorney in fact
Shellie Ann Lee n/k/a Shellie Suber by Renee Rains Hand
Shellie Ann Lee n/k/a Shellie Suber, by
Renee Rains Hand, as her Attorney-in-Fact

as his attorney in fact
Keith Suber, by Renee Rains Hand
Keith Suber, by Renee Rains Hand, as his
Attorney-in-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Renee Rains Hand, whose name as attorney in fact for Shellie Ann Lee n/k/a Shellie Suber and Keith Suber, 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, she, in her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Shellie Ann Lee n/k/a Shellie Suber and Keith Suber on the day the same bears date.

Given under my hand and official seal this the 28TH day of April 2015


Notary Public

Print Name: DAVID W. LEWIS
Commission Expires:
3/25/17




20150501000143930 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
05/01/2015 02:37:06 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: Shellie Ann Lee n/k/a Shellie
Suber and Keith Suber
Mailing Address: 119 Grande View Lane
Maylene, AL 35114

Grantee's Name: Richard James Means
Mailing Address: 259 Stonecreek Place
Calera, AL 35040

Property Address: 259 Stonecreek Place
Calera, AL 35040

County: Shelby

Date of Sale: 4/28/2015
Total Purchase Price: \$141,000.00
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)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ other:

☒ 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.

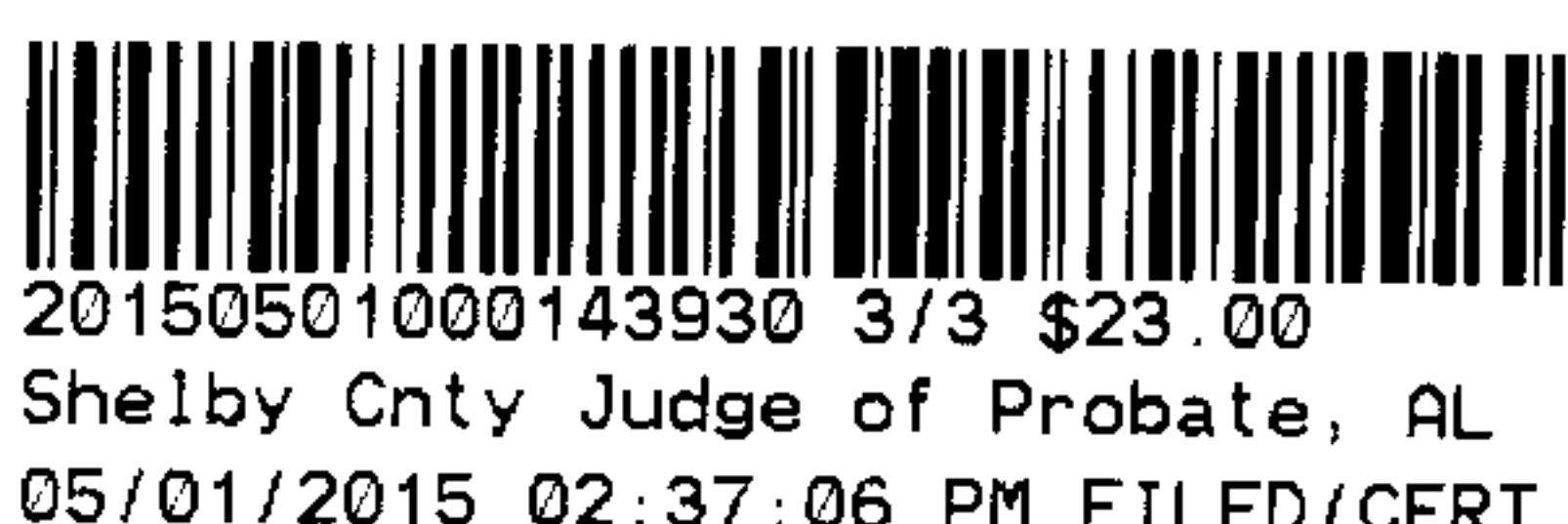
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: 4/28/2015

Print: Michelle Pouncey

☐ Unattested



Sign

(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1