

20150512000156340
05/12/2015 10:59:36 AM
DEEDS 1/5

This instrument was prepared by:
Law Offices of Lauren Sonnier, PLLC
(without benefit of title search)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424

Send tax notice to:
651 Wynlake Cove
Alabaster, AL 35007

60101332-29375B WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00), and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we, JAMES E. ANDERSON and ALLENE BROWN ANDERSON, Husband and Wife, as joint tenants with right of survivorship (herein referred to as grantor, whether one or more), do warrant, grant, bargain, sell, and convey unto JAMES E. ANDERSON and ALLENE BROWN ANDERSON, as Co-Trustees of THE JAMES AND ALLENE ANDERSON REVOCABLE LIVING TRUST, dated December 14, 2001 (herein referred to as grantee, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 130, ACCORDING TO THE SUBDIVISION PLAT MAP OF WYNLAKE PHASE 4C, RECORDED IN MAP BOOK 29, PAGE 15, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, AL.

SOURCE OF TITLE: Deed in Instrument No. 20120626000225340

Commonly known as: 651 Wynlake Cv., Alabaster, AL 35007

Tax Id Number(s): 23 8 27 0 000 001.109

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

This Conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property of record.

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

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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s)
this 16 day of April, 2015.

James E. Anderson
JAMES E. ANDERSON

Allene Brown Anderson
ALLENE BROWN ANDERSON

Grantor/Grantee Address:
651 Wynlake Cove
Alabaster, AL 35007

STATE OF ALABAMA

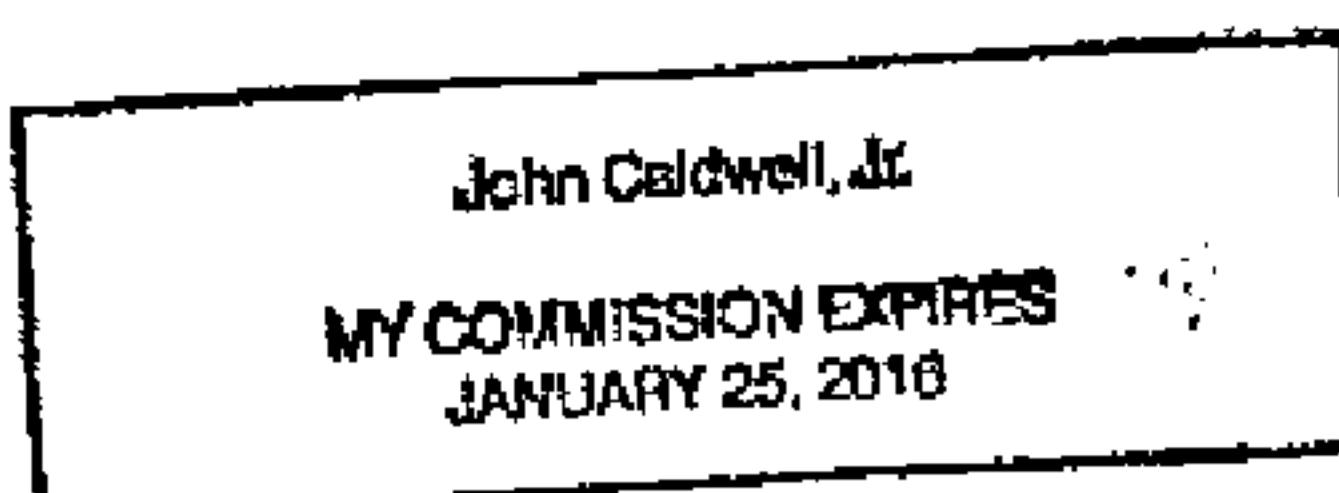
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that JAMES E. ANDERSON 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 this the 16 day of April, 2015.

John Caldwell
Print Name: John Caldwell

Commission Expires:

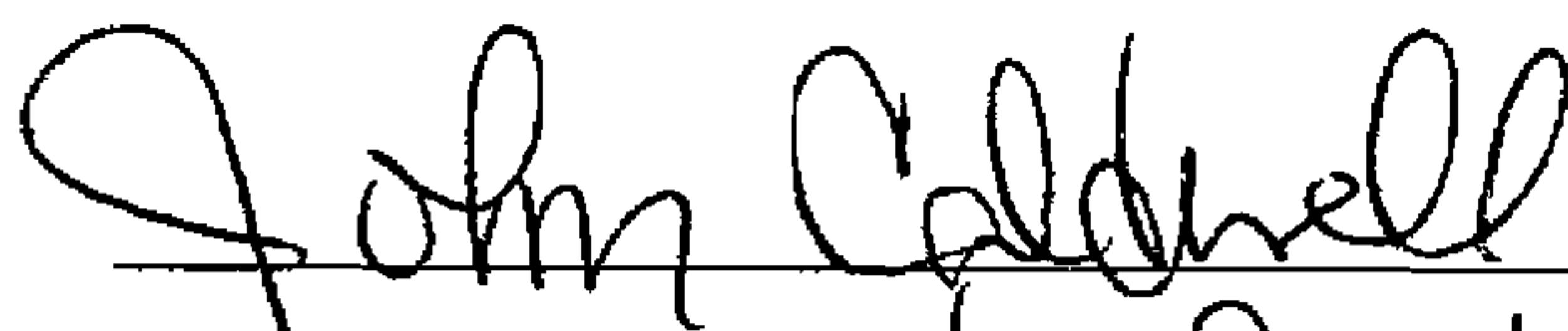


STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that ALLENE BROWN ANDERSON 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.

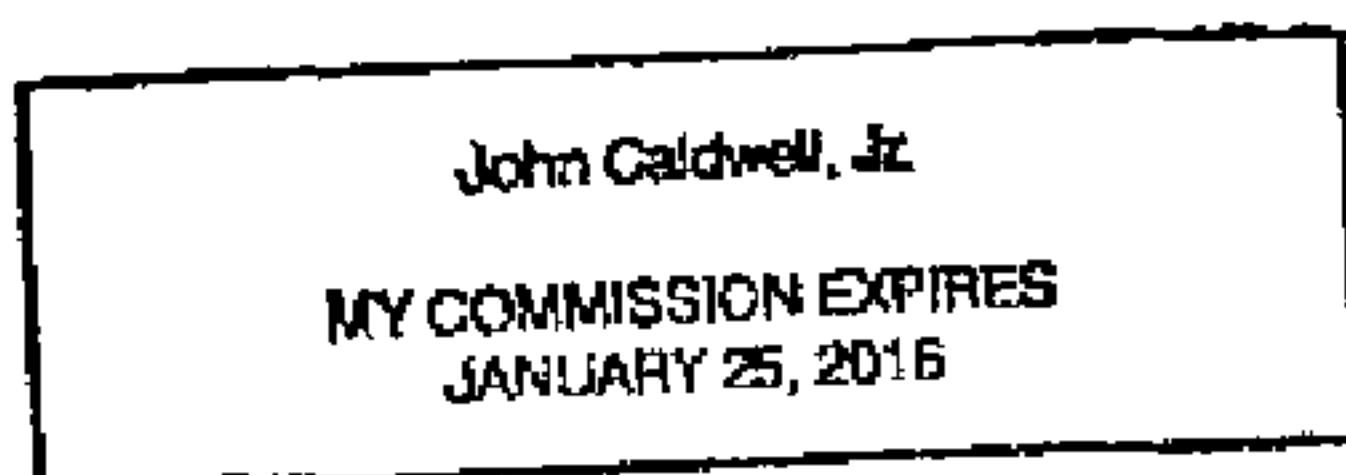
Given under my hand this the 16 day of April, 2015.



Print Name:



Commission Expires:



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 James and Allene Anderson
Mailing Address Rev. Living Trust 12/14/01
• 651 Wynlake Cv
Alabaster, AL 35007

Grantee's Name James E. Anderson & Allene Brown
Mailing Address Anderson
• 651 Wynlake Cv
Alabaster, AL 35007

Property Address 651 Wynlake Cv
Alabaster, AL 35007

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Date of Sale April 6, 2015
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 242000

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 04/16/2015

Print JAMES E. ANDERSON

Unattested

(verified by)

Sign James E. Anderson

(Grantor/Grantee/Owner/Agent) circle one

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 23 8 27 0 000 001.109

Land Situated in the County of Shelby in the State of AL

LOT 130, ACCORDING TO THE SUBDIVISION PLAT MAP OF WYNLAKC PHASE 4C, RECORDED IN MAP BOOK 29, PAGE 15, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, AL.

SOURCE OF TITLE: DEED IN INSTRUMENT NO. 20120626000225340.

Commonly known as: 651 Wynlake Cv, Alabaster, AL 35007



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/12/2015 10:59:36 AM
\$268.00 CHERRY
20150512000156340

A handwritten signature in black ink, which appears to be "James W. Fuhrmeister".