


Send tax notice to:

Steven E. Nye aka Steven Ellie Nye & Dana Kristen Nye
4942 Caldwell Mill Lane
Birmingham, AL 35243
File No. BHM1500266

This instrument prepared by:

Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

State of Alabama
County of Shelby


20150629000217310 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/29/2015 11:24:55 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventeen Thousand and 00/100 Dollars (\$217,000.00) in hand paid to the undersigned **Heather Platt and David Platt, wife and husband** (hereinafter referred to as "Grantors"), by **Steven E. Nye aka Steven Ellis Nye and Dana Kristen Nye, husband and wife** (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 13 according to the Survey of Old Mill Trace as recorded in Map Book 7, Page 99, Shelby County, Alabama records.

SUBJECT TO:

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

\$217,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

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

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 they are 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.

IN WITNESS WHEREOF, Grantors Heather Platt and David Platt, wife and husband have hereunto set their signatures and seals on June 10, 2015.

Heather Platt
Heather Platt

David Platt
David Platt

STATE OF Virginia)
COUNTY OF Henrico)

20150629000217310 2/3 \$22.00
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Heather Platt and David Platt, wife and husband, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9 day of June, 2015.

(NOTARIAL SEAL)

Brandon Collier Sprint
Notary Public
Print Name: Brandon Collier Sprint
Commission Expires: 30 June 2018

Brandon Collier Sprint
Notary Public
Commonwealth of Virginia
My commission expires 06/30/2018
7619974

Real Estate Sales Validation Form

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

BHM1500266

Grantor's Name: HEATHER & DAVID PLATT
Mailing Address: 2050 PRUETT CT.
GLEN ALLEN, VA
23059

Grantee's Name: Steven Ellis & Dana Kristen Nye
Mailing Address: 4942 Caldwell Mill Lane
Birmingham, AL 35243

Date of Sale: 6/23/15

Property Address: 4942 Caldwell Mill Lane
Birmingham, AL 35243

Total Purchase Price: \$217,000.00

County: SHELBY

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
☐ 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.

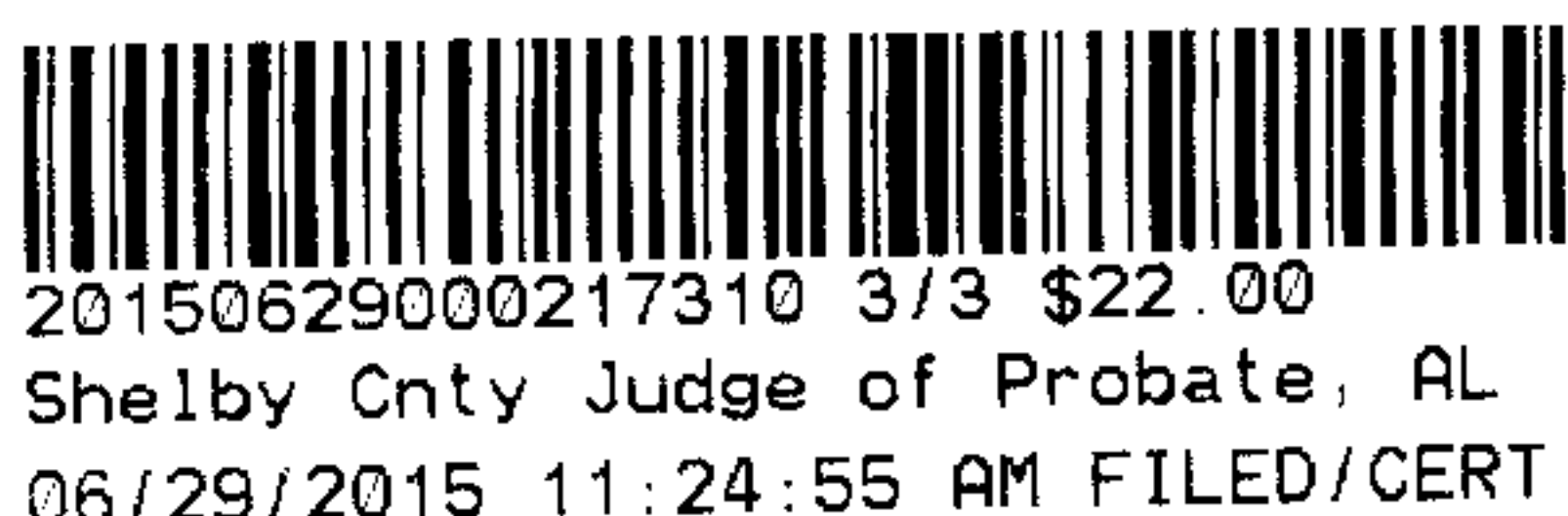
Actual value: if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: 06/23/15

☐ Unattested



Print: N. D. W. McNICKLES

Sign

(Grantor / Grantee / Owner / Agent) Circle One