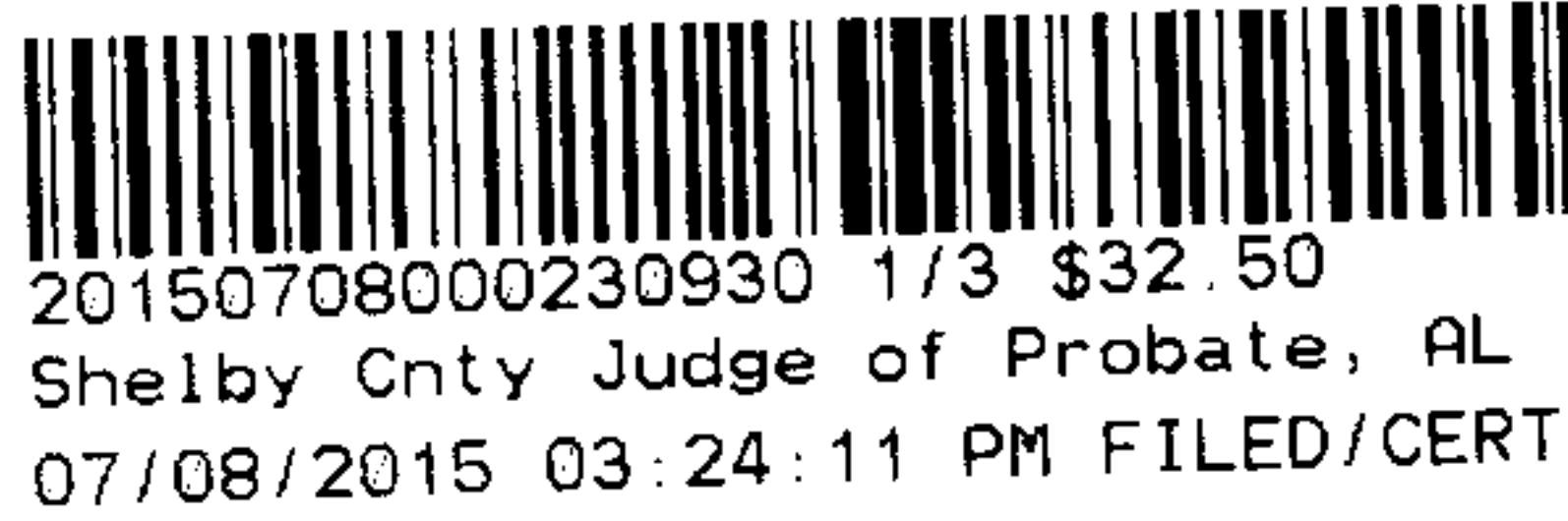


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Christian M. Olsen
132 St. Charles Dr.
Helena AL 35080



WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Forty Five Thousand Five Hundred Dollars & 00/100 (\$145,000.00*****), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Blake H. Childress and wife, Johanna Childress**, grant, bargain, sell and convey unto

Christian M. Olsen

the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Lot 15, according to the Survey of St. Charles Place, Phase Two, Sector Five as recorded in Map Book 20, page 143, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 20 15 and subsequent years, easements, restrictions, rights of way, permits of record, covenants, agreements and mineral rights exceptions if any.

Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$ 132,783.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$ 0.00) of the aforementioned was paid by second mortgage filed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.


Shelby County, AL 07/08/2015
State of Alabama
Deed Tax: \$12.50

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of June, 2015.

Blake H. Childress
Blake H. Childress

Johanna Childress
Johanna Childress

STATE OF Alabama
COUNTY OF Jefferson


20150708000230930 2/3 \$32.50
Shelby Cnty Judge of Probate, AL
07/08/2015 03:24:11 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Blake H. Childress**, 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 and official seal this 29th day of April, 2015.

Tammy A. Mathis
Notary Public

My Commission Expires: 9/5/2015

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Johanna Childress**, 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 and official seal this 18th day of May, 2015.

Tammy A. Mathis
Notary Public

My Commission Expires: 9/5/2017

Real Estate Sales Validation Form

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

Grantor's Name Blake H. Childress
Mailing Address

Grantee's Name Christian M. Olsen
Mailing Address

132 St Charles Dr
Helena AL 35080

132 St. Charles Dr
Helena AL 35080

Property Address 132 Saint Charles Drive
Helena, AL 35080

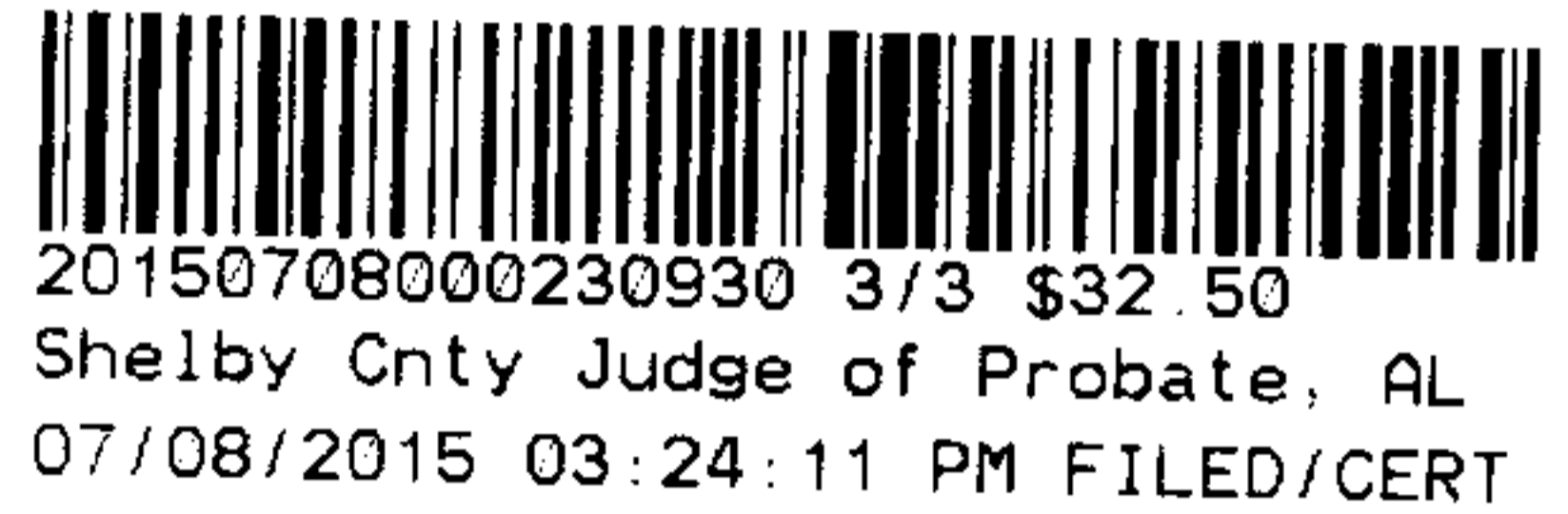
Date of Sale June 23, 2015
Total Purchase Price \$145,000.00

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
xx 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 June 23, 2015

Print Government Relocation Group

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one