

This Instrument was Prepared by:

Send Tax Notice To: Debra King

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-15-22287

WARRANTY DEED

State of Alabama

) Know All Men by These Presents.

County of Shelby

That in consideration of the sum of **Sixty Thousand Dollars and No Cents (\$60,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Julie K. Berens and Robin Holtz Berens**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Debra King**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

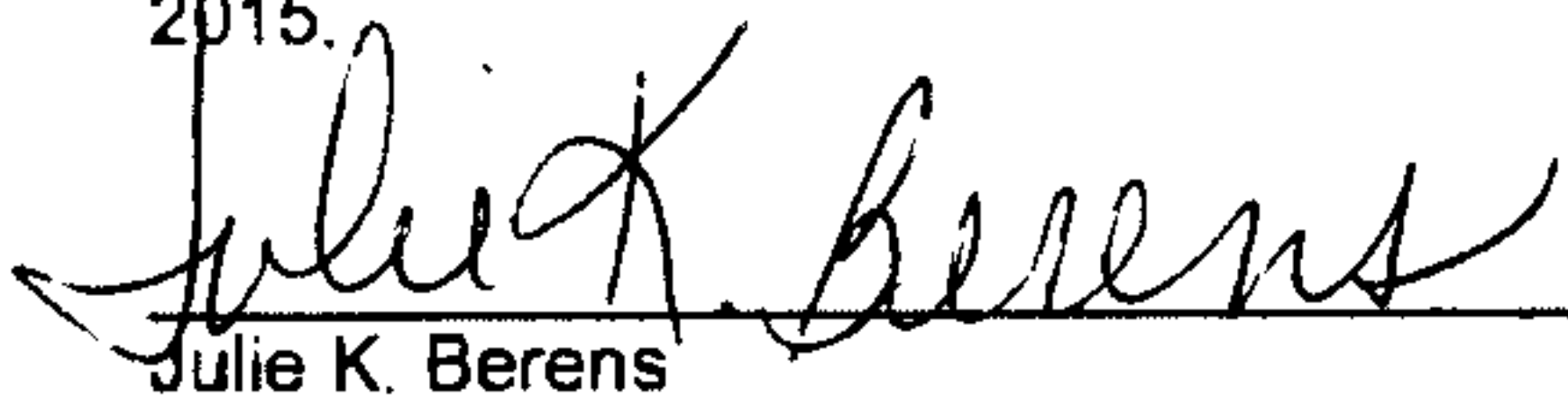
Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of July, 2015.


Julie K. Berens

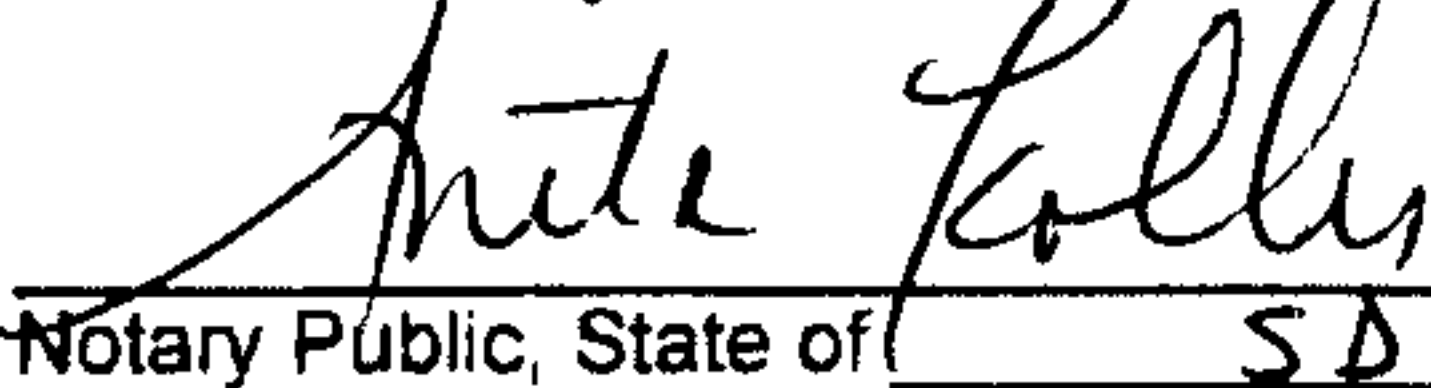

Robin Holtz Berens

State of SD

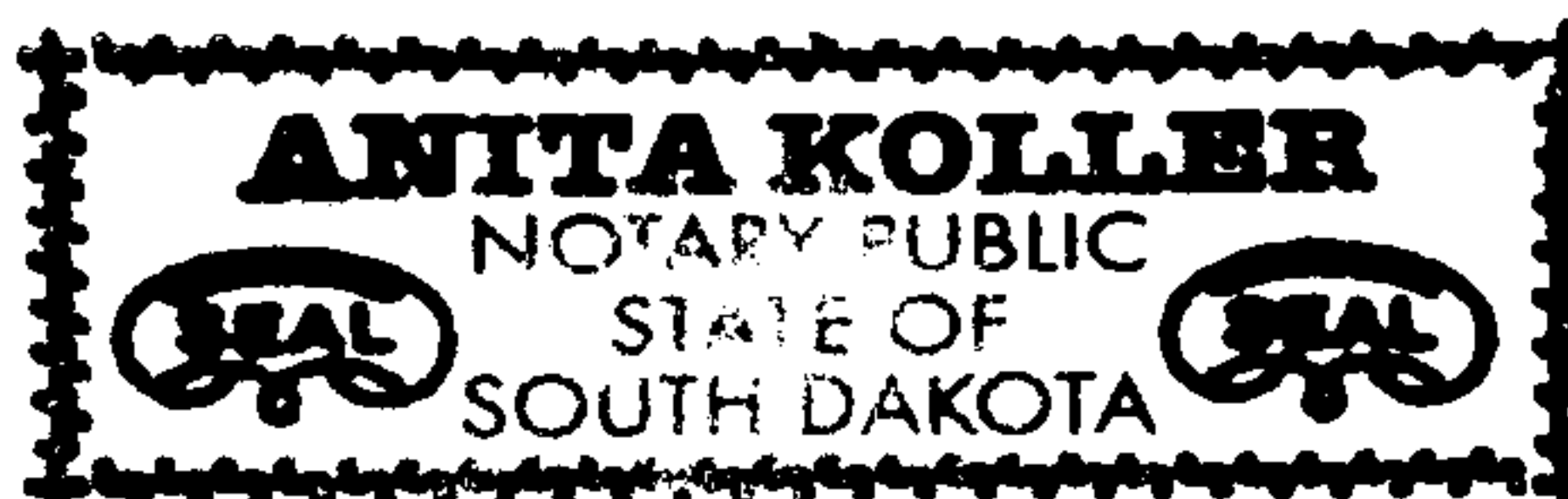
County of Turner

I, , a Notary Public in and for the said County in said State, hereby certify that Julie K. Berens and Robin Holtz Berens, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of July, 2015.


Notary Public, State of SD

My Commission Expires: 9-12-19




20150722000249310 1/3 \$80.00
Shelby Cnty Judge of Probate, AL
07/22/2015 02:34:11 PM FILED/CERT

Shelby County, AL 07/22/2015
State of Alabama
Deed Tax: \$60.00

EXHIBIT "A"
LEGAL DESCRIPTION

Part of Lot 4 of Weaver's Survey as recorded in Map Book 9, Page 153, in the Judge of Probate Office, Shelby County, Alabama, being more particularly described as follows:

Commence from the SE corner of the SE 1/4 of the NE 1/4 of Section 17, Township 21 South, Range 1 East; thence run Northerly along the East line thereof for 258.03 feet; thence 88 degrees 46 minutes 29 seconds left run Westerly 340.07 feet to the point of beginning; thence continue last described course for 195.83 feet to the Easterly right of way of Shelby County Highway #5 and a curve concaved Northeasterly (having a radius of 1629.67 feet and a central angle of 6 degrees 50 minutes 56 seconds); thence 87 degrees 24 minutes 59 seconds right to chord of said curve run Northerly along said curve and right of way a chord distance of 194.69 feet; thence 76 degrees 17 minutes 04 seconds right from said chord run northeasterly 203.34 feet; thence 104 degrees 09 minutes 04 seconds right run Southerly 251.74 feet to the point of beginning. According to survey of Thomas E. Simmons, RLS #12945, dated August 18, 1997.



20150722000249310 2/3 \$80.00
Shelby Cnty Judge of Probate, AL
07/22/2015 02:34:11 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 Julie K. Berens
Robin Holtz Berens
Mailing Address PO BOX 402
Parker SD 57053
Property Address 570 Highway 5
Wilsonville, AL 35186

Grantee's Name Debra King
314 Old Millhouse Ln
Mailing Address Columbiana AL 35051
Date of Sale July 02, 2015
Total Purchase Price \$60,000.00
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
☒ 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 July 06, 2015

Unattested

(verified by)

Print Julie K. Berens

Sign

Julie K. Berens
(Grantor/Grantee/Owner/Agent) circle one



20150722000249310 3/3 \$80.00
Shelby Cnty Judge of Probate, AL
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Form RT-1