

BHM1500399

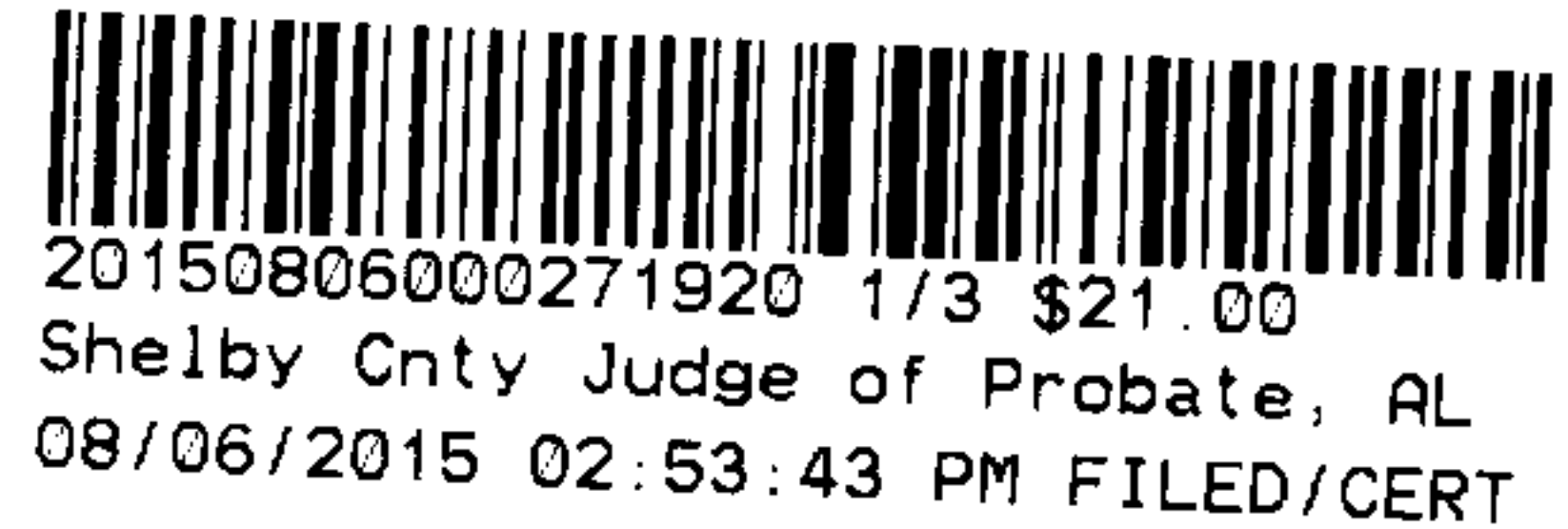
Send tax notice to:

Benjamin & Shaelyn vonSchweinitz
1933 Cahaba Crest Dr.
Birmingham, AL 35242

This instrument prepared by:

Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243
BHM1500399

State of Alabama
County of **Shelby**



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Two Thousand Five Hundred and 00/100 Dollars (\$302,500.00) in hand paid to the undersigned **Bobby G. Hooks and Celia A. Hooks, Husband and Wife** (hereinafter referred to as "Grantors"), by **Benjamin vonSchweinitz and Shaelyn vonSchweinitz, 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, in Block 1, according to the Survey of Altadena Woods, First Sector, as recorded in Map Book 10, Page 104 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

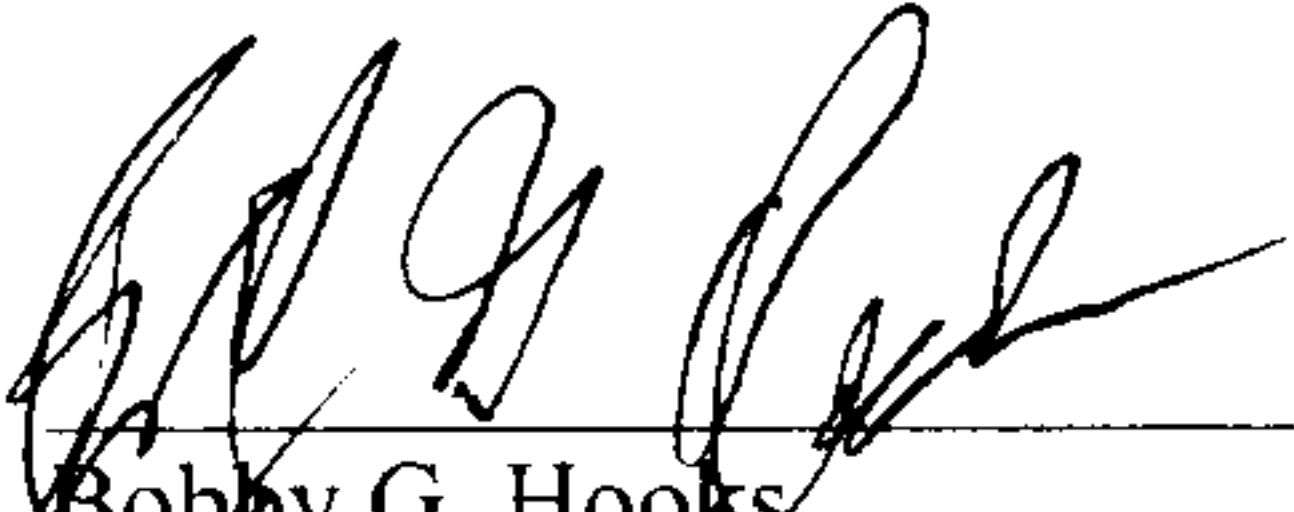
ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.


\$309,003.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

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 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 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 Bobby G. Hooks and Celia A. Hooks have hereunto set their signatures and seals on July 31, 2015.


Bobby G. Hooks


Celia A. Hooks

STATE OF ALABAMA)


COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby G. Hooks and Celia A. Hooks, whose names are signed to the foregoing instrument, and who is/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 31 day of July, 2015.



(NOTARIAL SEAL)


Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: 4-14-19



20150806000271920 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/06/2015 02:53:43 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: Bobby G. Hooks and Celia A. Hooks

Grantee's Name: Benjamin vonSchweinitz and Shaelyn vonSchweinitz

Mailing Address: 126 Perkins Pointe
Columbiana, AL 35051

Mailing Address: 176 Polo Downs
Chelsea, AL 35043

Date of Sale: 7/31/2015
Total Purchase Price: \$302,500.00

Property Address: 1933 Cahaba Crest Dr
Birmingham, AL 35242

or
Actual Value: \$ n/a

County: Shelby

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: 7/31/2015

Print: Michelle Pouncey

Unattested



20150806000271920 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/06/2015 02:53:43 PM FILED/CERT

Sign

Michelle Pouncey
(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1