

This instrument prepared by:
Christa C. Ketchum
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Karl W. Heckman and Christie Heckman
1236 Braemer Ct
Birmingham, AL 35242

WARRANTY DEED

20150810000277670

08/10/2015 04:01:32 PM

DEEDS 1/2

STATE OF ALABAMA

)

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Eighty Thousand Nine Hundred And No/100 Dollars (\$380,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Dwight A. Sandlin, a married person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Karl W. Heckman and Christie Heckman (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 76, according to the Map and Survey of The Haven at Greystone, 2nd Sector, recorded in Map Book 32, Page 96 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Three Hundred Forty-Two Thousand Eight Hundred Ten And No/100 Dollars (\$342,810.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

NOTE: The subject property does not constitute homestead under Alabama Code Section 6-10-3.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 31, 2015.

Dwight A. Sandlin by *Jonathan Belcher*
Attorney in Fact

Dwight A. Sandlin by Jonathan Belcher as Attorney in Fact

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that Jonathan Belcher, whose name as Attorney in Fact for Dwight A. Sandlin, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 31st day of July, 2015.

Stephanie Marie Bishop
Notary Public



20150810000277670 08/10/2015 04:01:32 PM DEEDS 2/2

Grantor's Name Dwight A. Sandlin

Grantee's Name Karl W. Heckman and Christie Heckman

Mailing Address 1236 Braemer Ct
Birmingham, AL 35242

Mailing Address _____

Property Address 1236 Braemer Ct
Birmingham, AL 35242

Date of Sale July 31, 2015

Total Purchase Price \$380,900.00

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

____ Appraisal

____ Sales Contract

____ Other: _____

X 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 - Dwight A. Sandlin, 1236 Braemer Ct, Birmingham, AL 35242.

Grantee's name and mailing address - Karl W. Heckman and Christie Heckman, . .

Property address - 1236 Braemer Ct, Birmingham, AL 35242

Date of Sale - July 31, 2015.

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 with 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 31, 2015

Sign _____

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/10/2015 04:01:32 PM
\$55.50 CHERRY
20150810000277670

James W. Fuhrmeister