

RNT1500605
Reli Settlement Solutions, LLC
3595 Grandview Parkway
Suite 600
Birmingham, Alabama 35243

Send tax notice to:

Michael E. Manahan

Christy Manahan

1013 Royal Mile
Birmingham, AL 35242

File No. RNT1500605

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY


20150901000304220 1/3 \$208.00
Shelby Cnty Judge of Probate, AL
09/01/2015 08:09:24 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and 00/100 Dollars (\$605,000.00) in hand paid to the undersigned, **Stan Koch & Sons Trucking, Inc.** (hereinafter referred to as "Grantor"), by **Michael E. Manahan and Christy Manahan** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 703, according to the Survey of Greystone Legacy, 7th Sector, as recorded in Map Book 30, Page 43 A, B & C in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

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

\$417,000.00 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 Grantor does for itself, its heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its 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.

Shelby County, AL 09/01/2015
State of Alabama
Deed Tax: \$188.00

IN WITNESS WHEREOF, Grantor, Robert K. Buss whose name as Business Manager of Stan Koch & Sons Trucking, Inc., has hereunto set his signature and seal on this the 24th day of August, 2015.

STAN KOCH & SONS TRUCKING, INC.



By: Robert K. Buss
Its: Business Manager

STATE OF Minnesota)

COUNTY OF Hennepin)

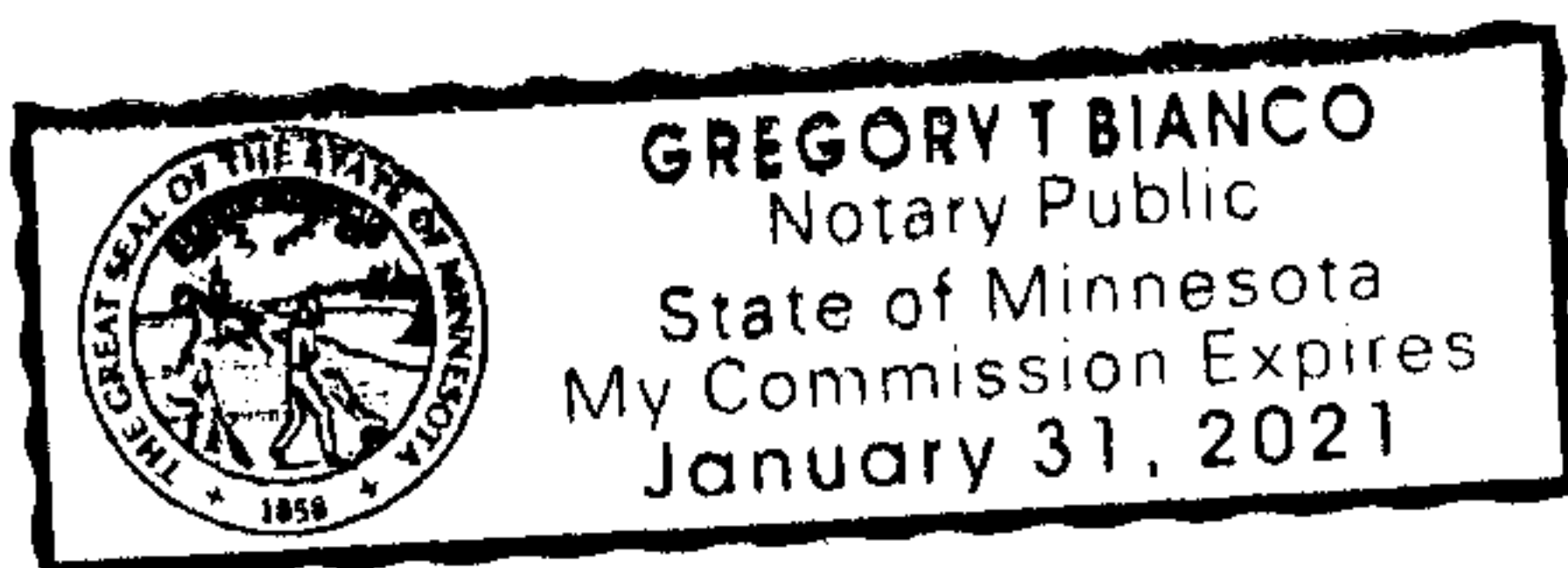
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert K. Buss whose name as Business Manager of Stan Koch & Sons Trucking, Inc., is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such Business Manager and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 24th day of August, 2015.

(NOTARIAL SEAL)



Notary Public
Print Name:
Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name: Stan Koch & Sons Trucking, Inc.

Grantee's Name: Michael E. Manahan and Christy Manahan

Mailing Address: 4200 Dahlberg Drive
Minneapolis, MN 55422

Mailing Address: 1013 Royal Mile
Birmingham, AL 35242

Property Address: 1013 Royal Mile
Birmingham, AL 35242

Date of Sale: 8/26/2015
Total Purchase Price: \$605,000.00
or

County: Shelby

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

☐ 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).

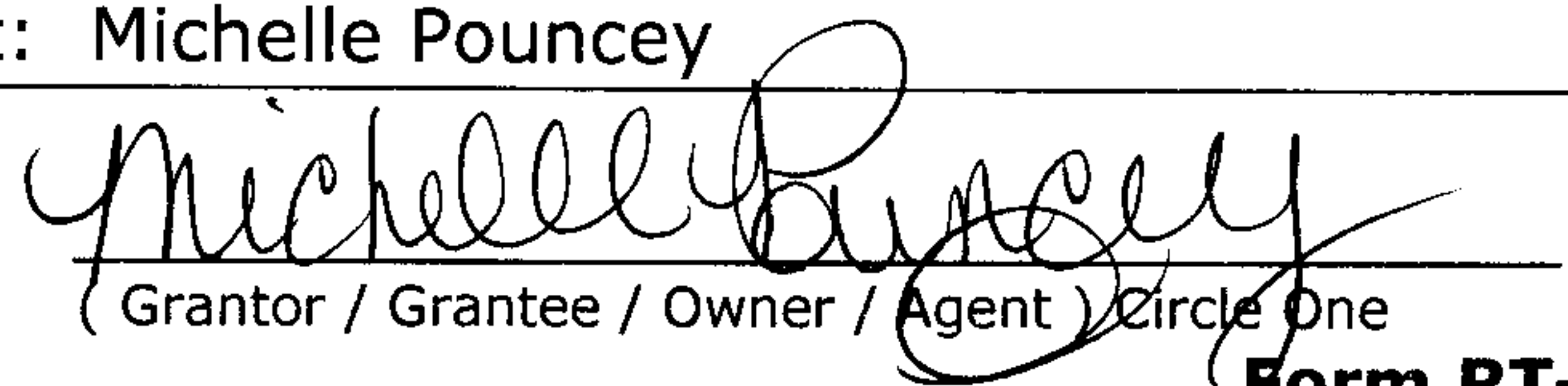
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 8/26 /2015

Print: Michelle Pouncey

☐ Unattested

Sign


(Grantor / Grantee / Owner / Agent) Circle One


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Form RT-1