

This instrument was prepared by:

Jason Huntsman

Title Processor

TranStar National Title
2301 W. Plano Pkwy, Ste 105,
Plano, TX 75075

Please return to:

TranStar National Title
2301 W. Plano Pkwy, Ste 105,
Plano, TX 75075
File No. 397556

Send Subsequent Tax Bills To:

MR and MRS
1242 Village Trail
Calera, Alabama 35040



20150901000305680 1/3 \$121.50
Shelby Cnty Judge of Probate, AL
09/01/2015 02:51:47 PM FILED/CERT

Warranty Deed

THE STATE OF ALABAMA

Shelby COUNTY

Known All Men by These Presents: That for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to the undersigned the receipt whereof is hereby acknowledged, the undersigned

Brian Sherrill, a married man, do hereby grant, bargain, sell and convey unto

**Brian Sherrill and Tammie Sherrill, husband and wife, as joint
tenants with right of survivorship** address,
1242 Village Trail
Calera, Alabama 35040

(hereinafter called Grantee) the following described real estate, situated in Shelby County, Alabama, to-wit:

All that certain parcel of land situate in the City of Calera, County of Shelby and State of Alabama bounded and described as follows:

Lot 84, according to the Survey of Final Plat of Waterford Village Sector 5, Phase 2, as recorded in Map Book 36, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama.

Tax id#:22-7-35-1-003-013.000

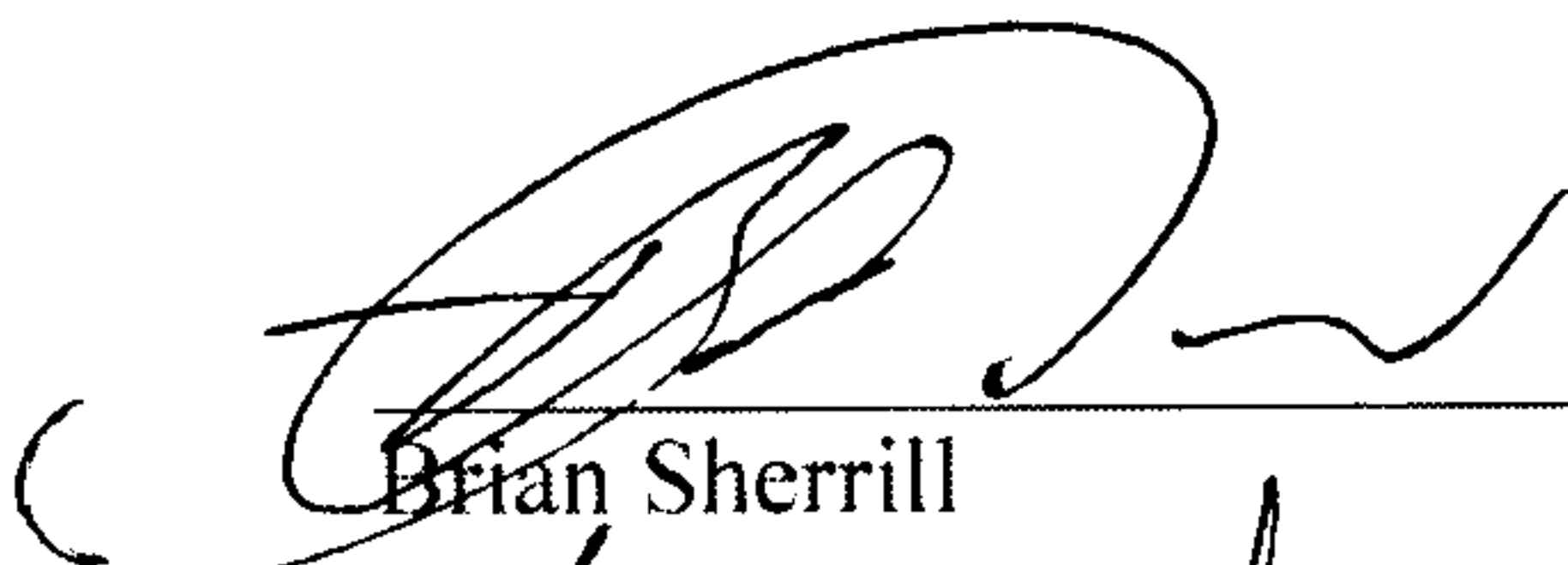
Shelby County, AL 09/01/2015
State of Alabama
Deed Tax:\$101.50

Prior Recorded Doc. Being the same property as transferred by deed dated 06/11/2010, recorded 06/17/2010, from Fannie Mae aka Federal National Mortgage Association, to Brian Sherrill, recorded in Document #20100617000193270.

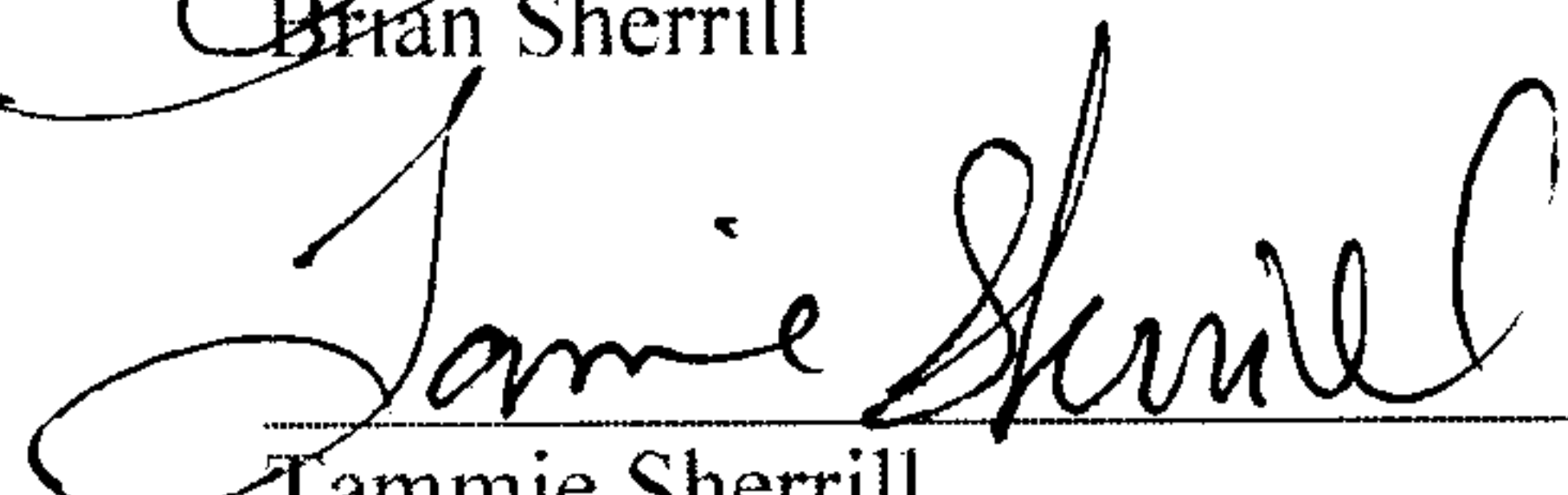
Also, known as:
1242 Village Trail
Calera, Alabama 35040

To have and to hold unto the said Grantee and his heirs and assigns forever.

Given under 042 hand and seal, this 21 day of aug, 2015



Brian Sherrill (seal)



Tammie Sherrill (seal)


20150901000305680 2/3 \$121.50
Shelby Cnty Judge of Probate, AL
09/01/2015 02:51:47 PM FILED/CERT

THE STATE OF ALABAMA

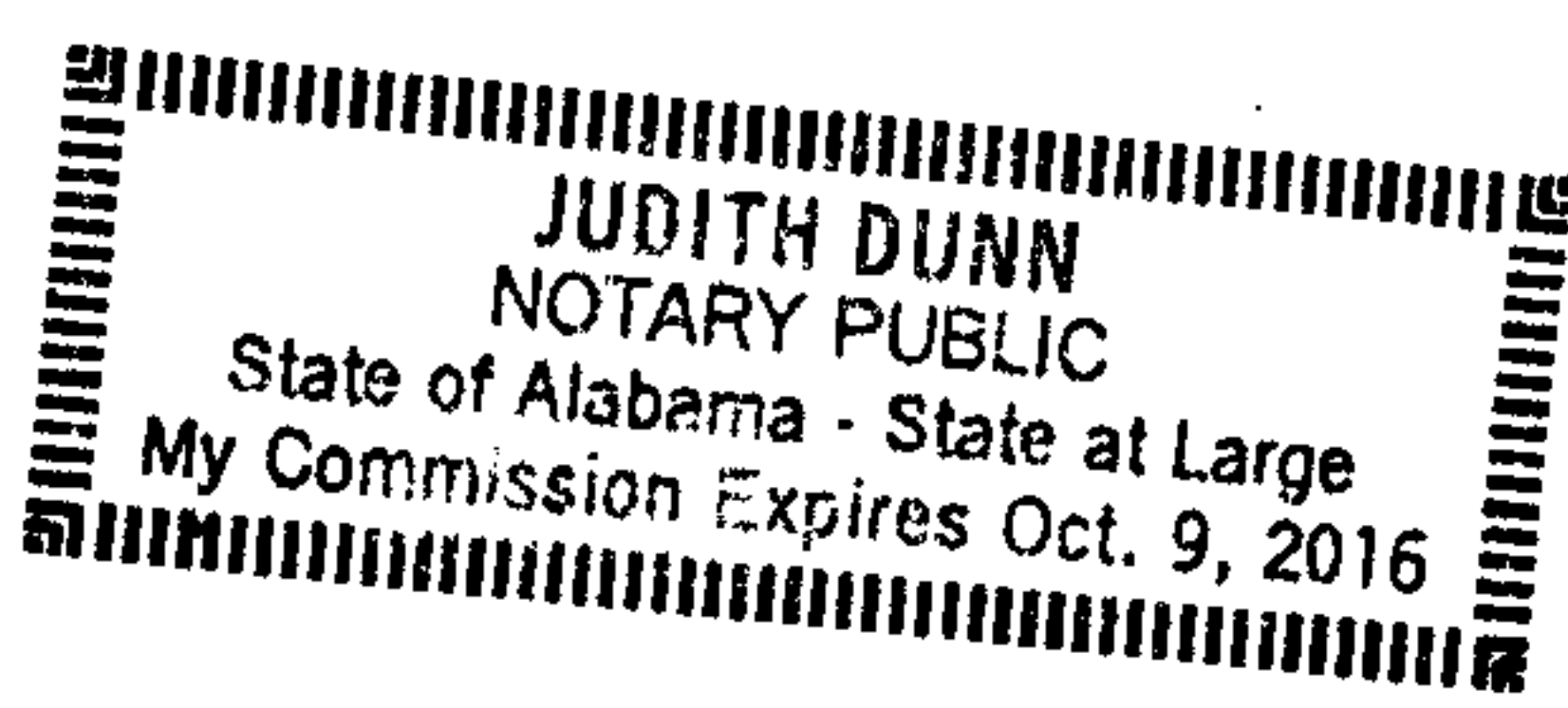
Shelby COUNTY

I, Judith Dunn, a Notary Public, in and for said County in said State, hereby certify that Brian Sherrill 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 this the 21 day of aug, 2015.



Notary Public
My commission expires: 10/9/16


JUDITH DUNN
NOTARY PUBLIC
State of Alabama - State at Large
My Commission Expires Oct. 9, 2016

Real Estate Sales Validation Form

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

Grantor's Name Brian Sherrill
Mailing Address 1242 Village Trail
Calera, Alabama 35040

Grantee's Name Brian and Tammie Sherrill
Mailing Address 1242 Village Trail
Calera, Alabama 35040

Property Address 1242 Village Trail
Calera, Alabama 35040

Date of Sale 8-21-15
Total Purchase Price _____

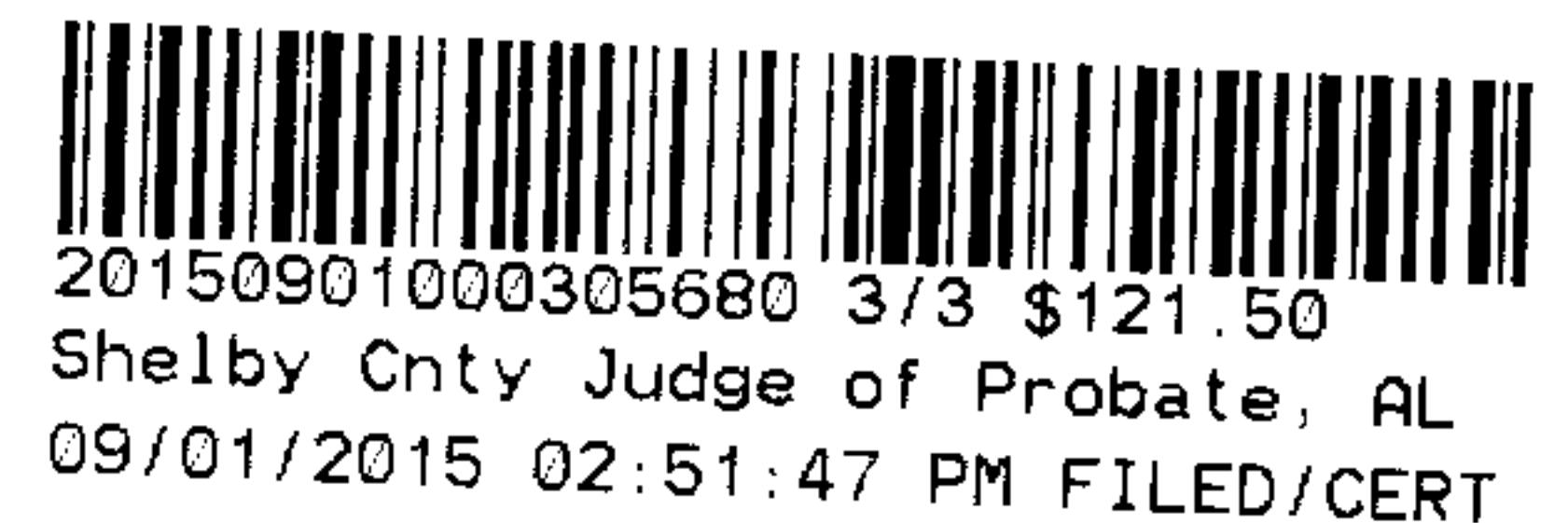
\$ or
Actual Value \$ _____

or
Assessor's Market Value \$ 101,500.00

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 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 aug 21, 2015

Print Brian Sherrill

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one