
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

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Bessemer, AL 35020

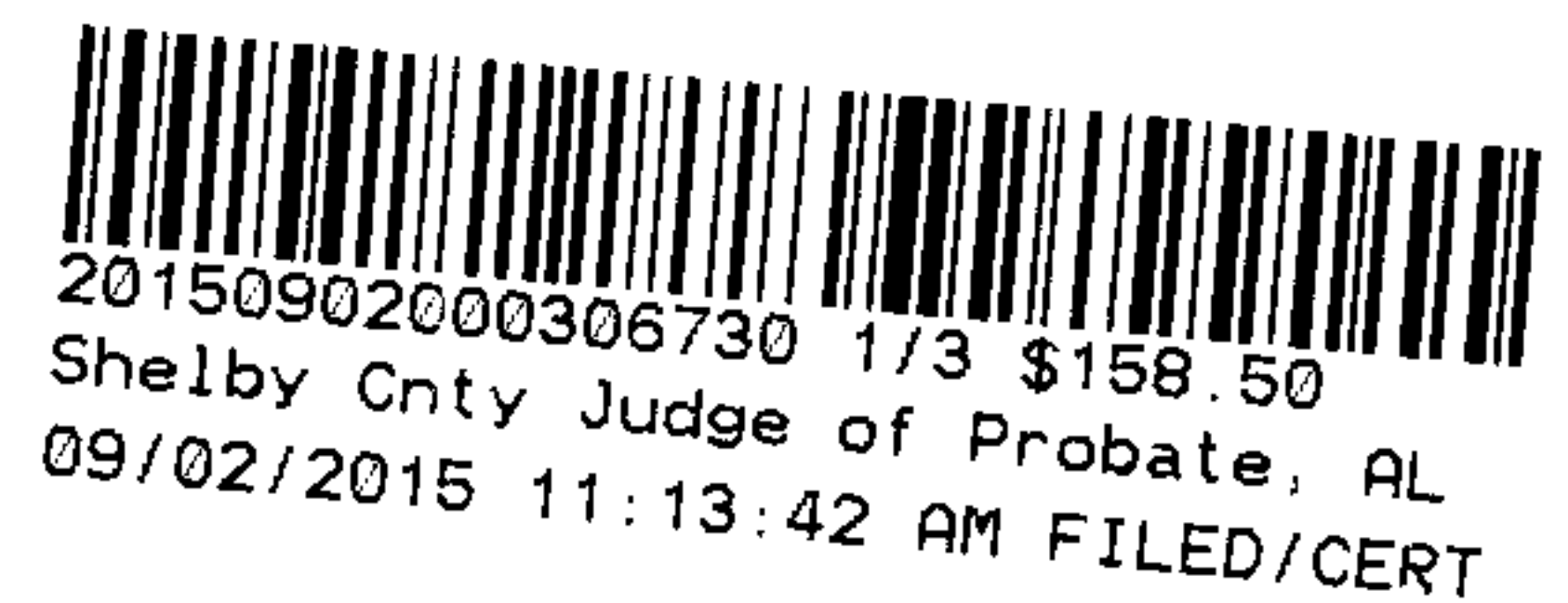
SEND TAX NOTICE TO:

Suzette Sain
4042 Saddle Run Circle
Pelham, AL 35124

STATE OF ALABAMA

Shelby County, AL 09/02/2015
State of Alabama
Deed Tax: \$138.50

COUNTY OF SHELBY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Thirty-Eight Thousand Five Hundred and 00/100 (\$138,500.00) Dollars** to the undersigned Grantors, in hand paid by the Grantee herein, the receipt of which is acknowledged, We, **David H. Juhola and Saundra F. Juhola**, husband and wife (herein referred to as Grantors) do hereby grant, bargain, sell and convey unto **Suzette Sain**, (herein referred to as Grantee) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 18-A, according to a Resurvey of Lots 17 and 18 Saddle Run Subdivision, as recorded in Map Book 12, Page 70, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. **Taxes for the year beginning October 1, 2014, which constitute a lien, but are not due and payable until October 1, 2015.**
2. **Easement(s), building line(s) and restriction(s) as shown on recorded map.**
3. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.**
4. **Restrictions appearing of record in Shelby Real 144, Page 124; Shelby Real 145, Page 705; Inst. No. 1997-32801 and Inst. No. 1998-100.**
5. **Agreement with Alabama Power Company recorded in Shelby Real 145, Page 712.**
6. **Right-of-way granted to Alabama Power Company recorded in Shelby Real 157, Page 579.**

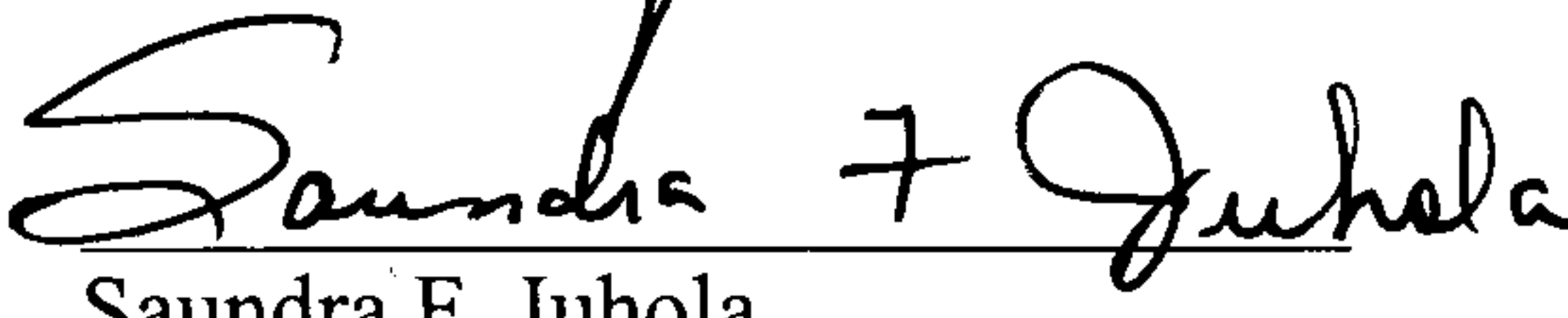
TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

[Signatures on following page.]

IN WITNESS WHEREOF, the said Grantors, **David H. Juhola and Saundra F. Juhola**, husband and wife, have hereunto set their signatures and seals, this the 1st day of September, 2015.


David H. Juhola



Saundra F. Juhola

STATE OF ALABAMA
COUNTY OF JEFFERSON

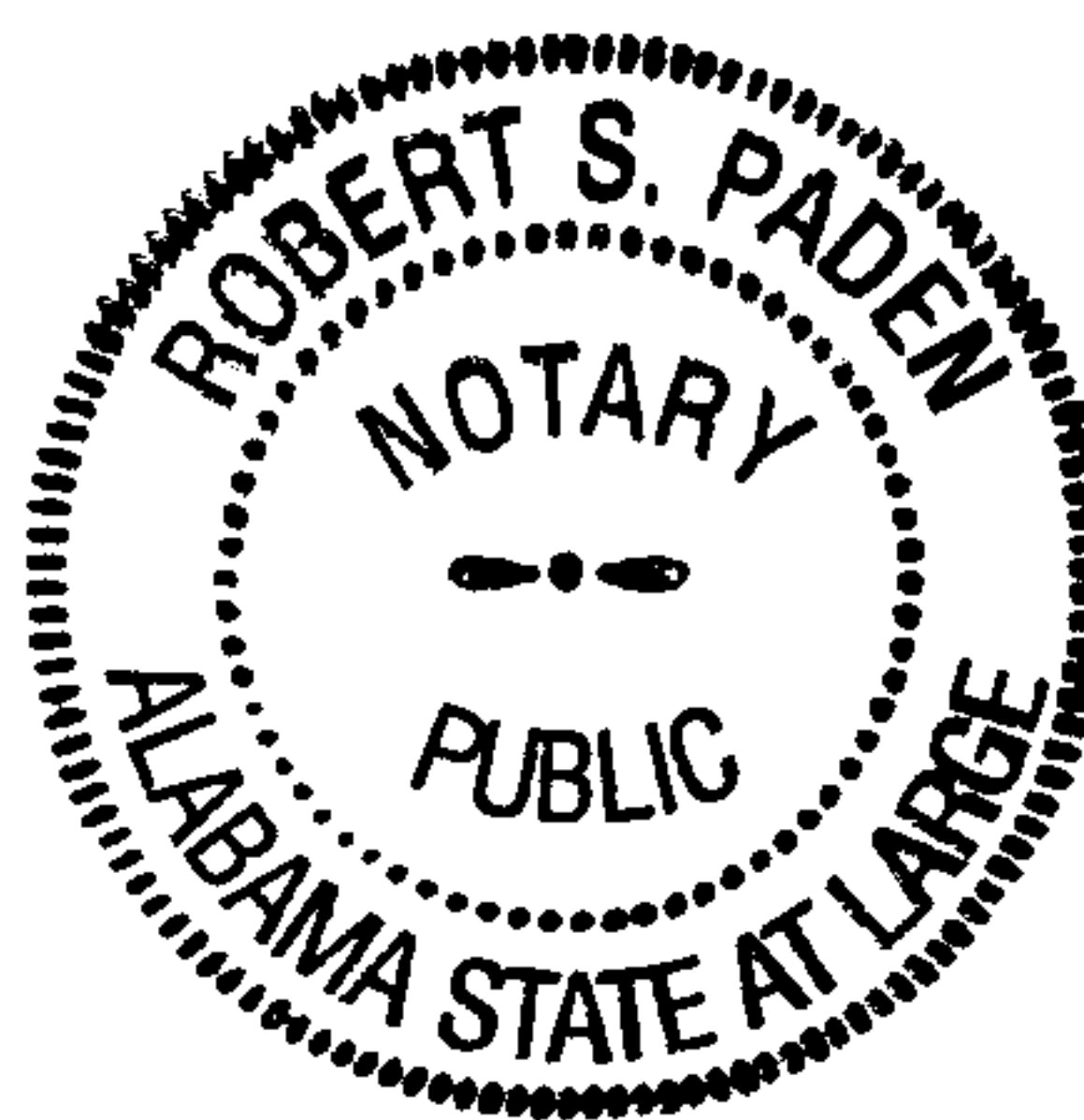
ACKNOWLEDGEMENT


I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **David H. Juhola and Saundra F. Juhola**, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand this the 1st day of September, 2015.


Notary Public

My commission expires: 07.02.2018




20150902000306730 2/3 \$158.50
Shelby Cnty Judge of Probate, AL
09/02/2015 11:13:42 AM 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 David H. Juhola and
Saundra F. Juhola

Grantee's Name Suzette Sain

Mailing Address 3538 Polo Parc Ct.
Hoover, AL 35226

Mailing Address 4042 Saddle Run Circle
Pelham, AL 35124

Property Address 4042 Saddle Run Circle
Pelham, AL 35124

Date of Conveyance September 1, 2015

Purchase Price \$ 138,500.00

Grantee's Name

or

Actual Value

\$

or

Mailing Address

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 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).

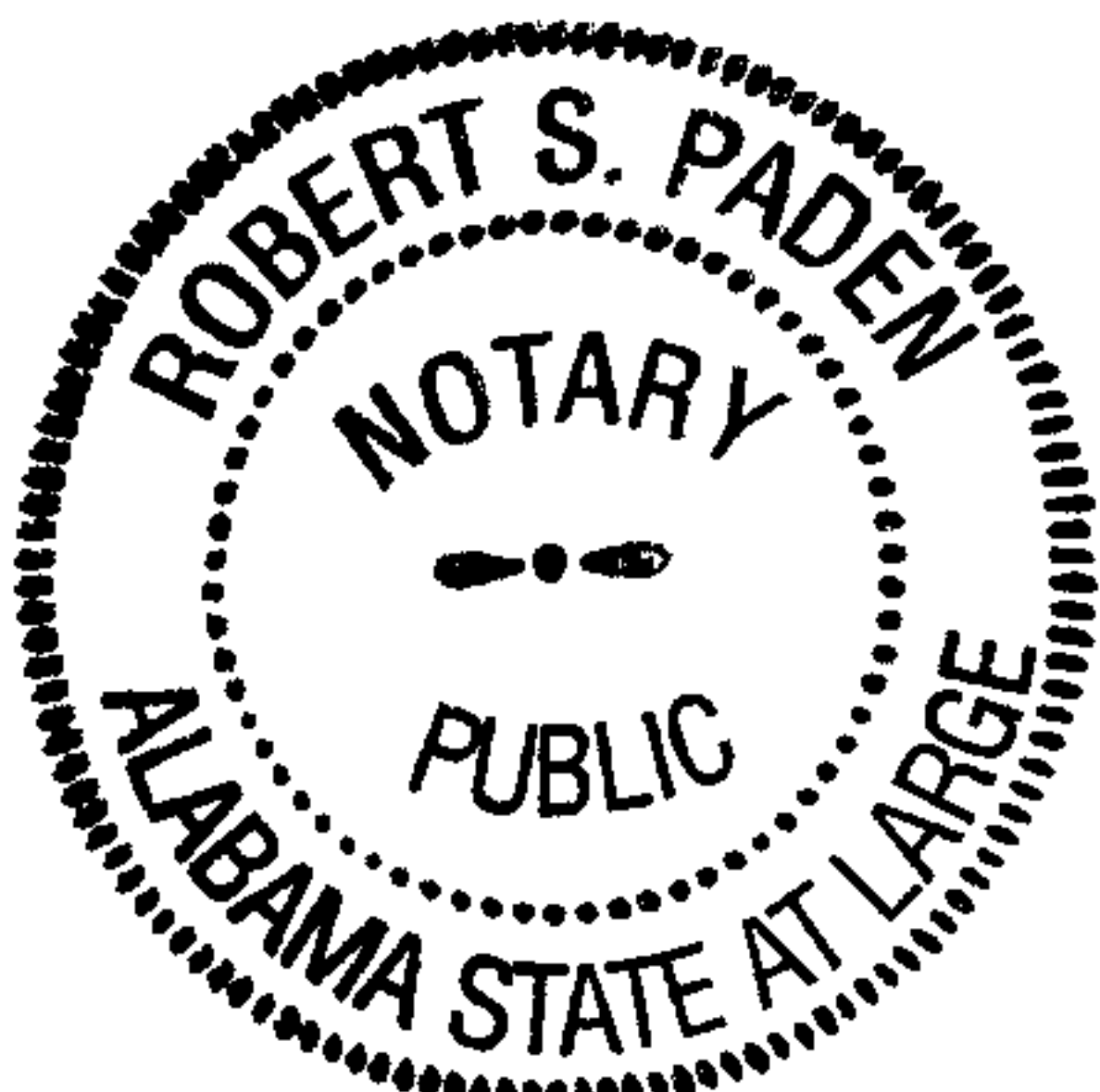
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 09/01/2015

Print David H. Juhola

Sign

Sworn to and subscribed before me on this 1st day of September, 2015.



Notary Public

My Commission Expires: 07.02.18



20150902000306730 3/3 \$158.50
Shelby Cnty Judge of Probate, AL
09/02/2015 11:13:42 AM FILED/CERT

Form RT-1