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09/03/2015 08:25:30 AM
DEEDS 1/2

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Title & Closings, LLC
2188 Parkway Lake Drive, Ste 101
Hoover, Alabama 35244

SEND TAX NOTICE TO:
Daniel Barrett Roth
5221 Kirkwall Land
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Two Hundred Fourteen Thousand Nine Hundred and 00/100 (\$214,900.00) to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we

Leonard B. Block and Linda G. Block, Husband and Wife

(herein referred to as GRANTORS, whether one or more) does grant, bargain, sell and convey unto

Daniel Barrett Roth

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 34, Block 2, according to the Survey of Kirkwall, as recorded in Map Book 6, Page 152, in the Probate office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.


\$204,155.00 of the above purchase price was paid from the proceeds of a mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage benig executed simultaneously herewith.

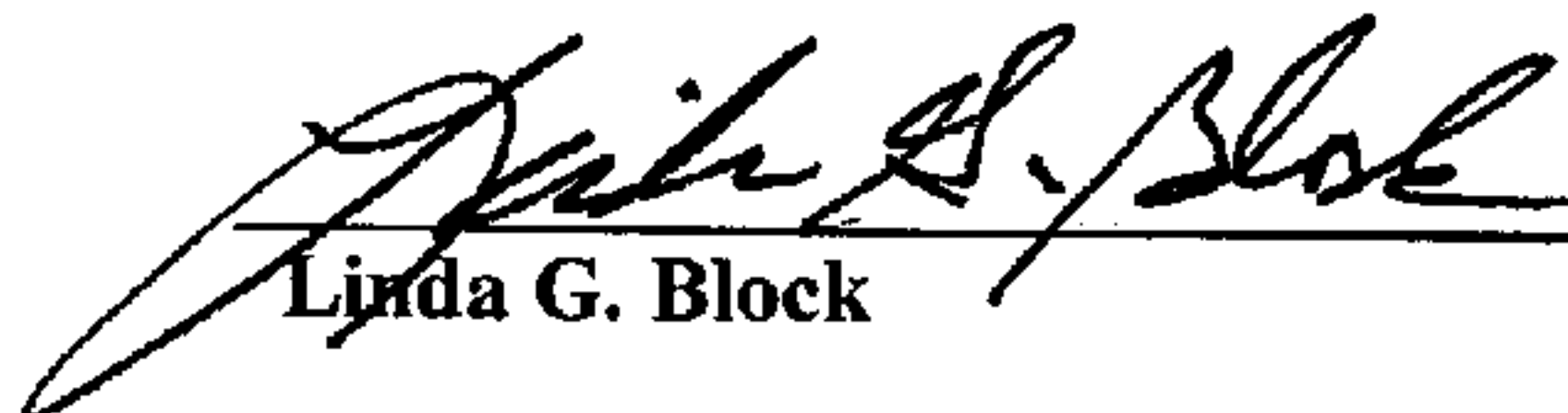
TO HAVE AND TO HOLD, unto the said GRANTEE, hisheirs and assigns forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their signatures and seals, this the **28th** day of **August, 2015**.


Leonard B. Block

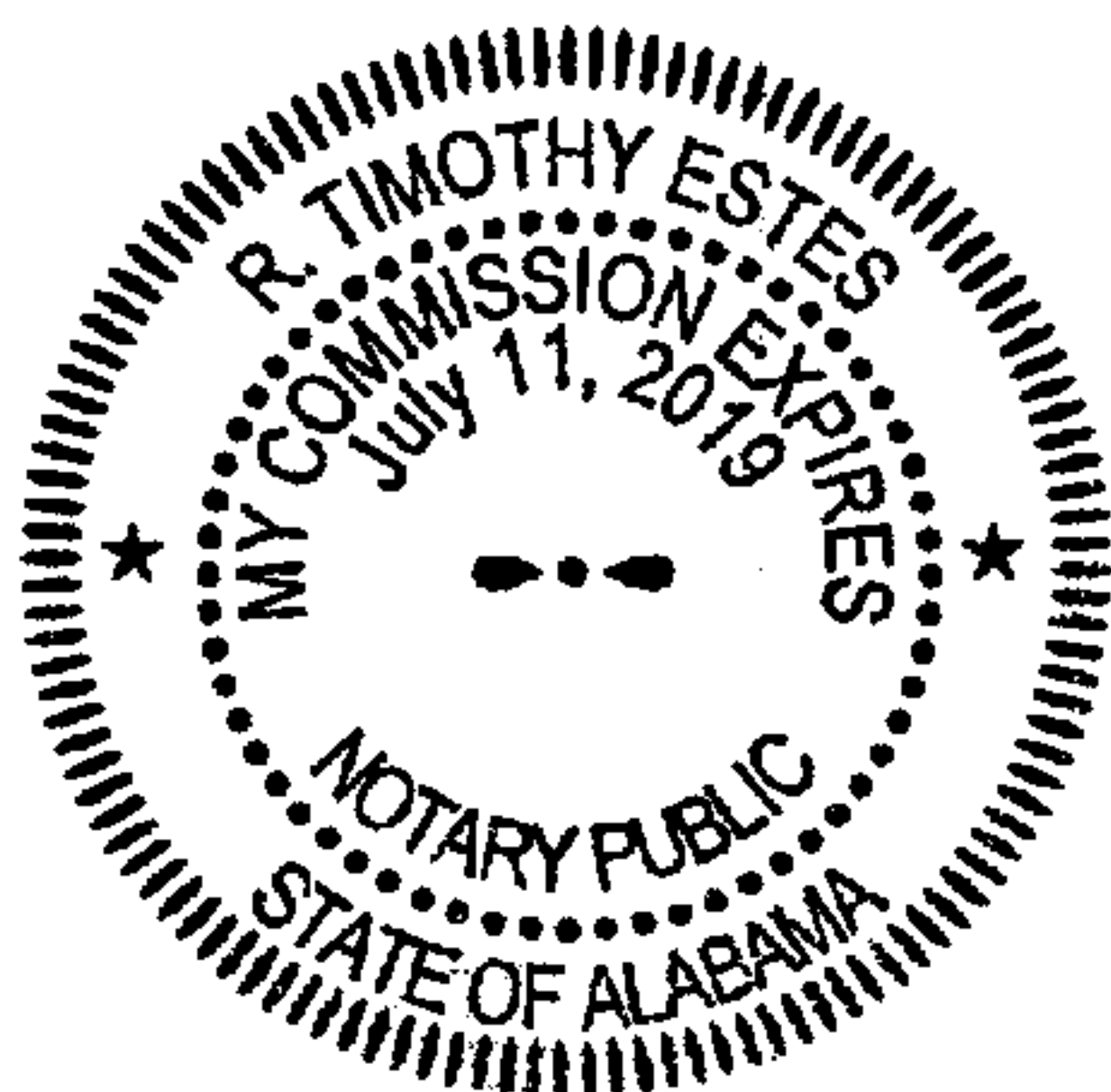

Linda G. Block


STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Leonard B. Block and Linda G. Block** 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 and official seal, the **28th** day of **August, 2015**

SEAL




Notary Public
My Commission Expires: **07/11/19**

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Leonard B. Block and Linda G. Block</u>	Grantee's Name	<u>Daniel Barrett Roth</u>
Mailing Address	<u>4335 Alta Drive Apt 3211 Suwanee, GA 30024</u>	Mailing Address	<u>1212 Turtle Lake Drive Birmingham, AL 35242</u>
Property Address	<u>5221 Kirkwall Land Birmingham, AL 35242</u>	Date of Sale	<u>August 28, 2015</u>
		Total Purchase Price	<u>\$214,900.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> 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 August 28,
2015

Print

Leonard B. Block

☐ Unattested

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/03/2015 08:25:30 AM
\$28.00 DEBBIE
20150903000307460

[Signature]