

Send tax notice to:  
Mark S. Heintzleman  
105 Walking Horse Trace  
Alabaster, AL 35007

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #350  
Birmingham, Alabama 35243  
PEL1500336

1/2 Hax  
148,000

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten dollard and no/100 (\$10.00) in hand paid to the undersigned, Mark S. Heintzleman, an unmarried man and April D. Heintzleman, an unmarried woman (hereinafter referred to as "Grantors"), by Mark S. Heintzleman, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Final Plat of Saddle Lake Farms, Second Addition, Phase 3, 4, 5, 6 & 7, as recorded in Map Book 29, Page 34, in the Probate Office of Shelby County, Alabama.


SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 11/03/2015  
State of Alabama  
Deed Tax: \$148.00

  
20151103000382810 1/4 \$171.00  
Shelby Cnty Judge of Probate, AL  
11/03/2015 02:45:50 PM FILED/CERT

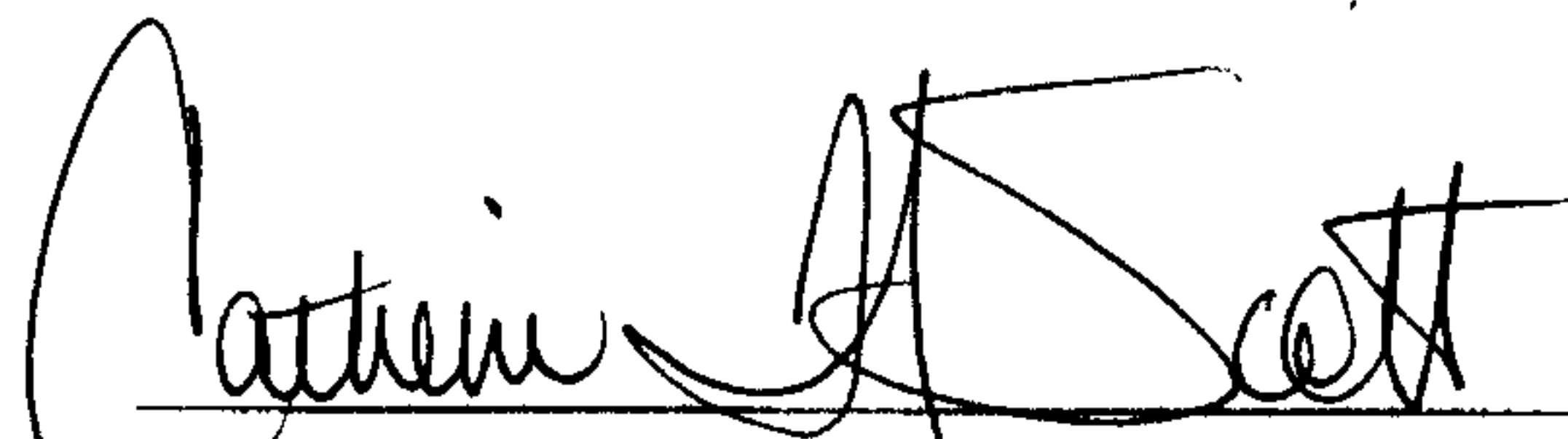
14<sup>th</sup> IN WITNESS WHEREOF, Grantors have set their signature and seal on this the day of October, 2015.

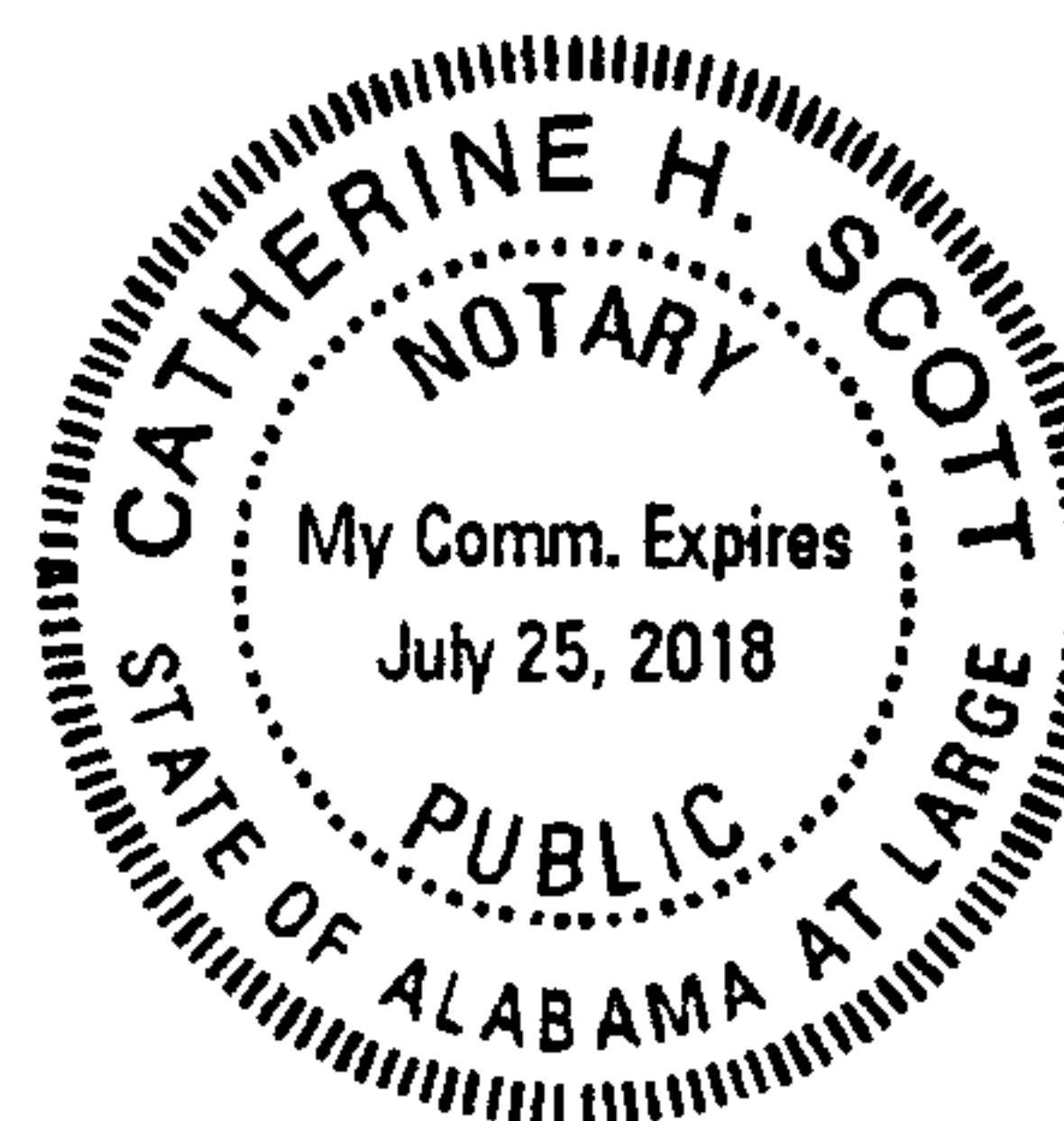
  
Mark S. Heintzleman

STATE OF ALABAMA  
COUNTY OF SHELBY

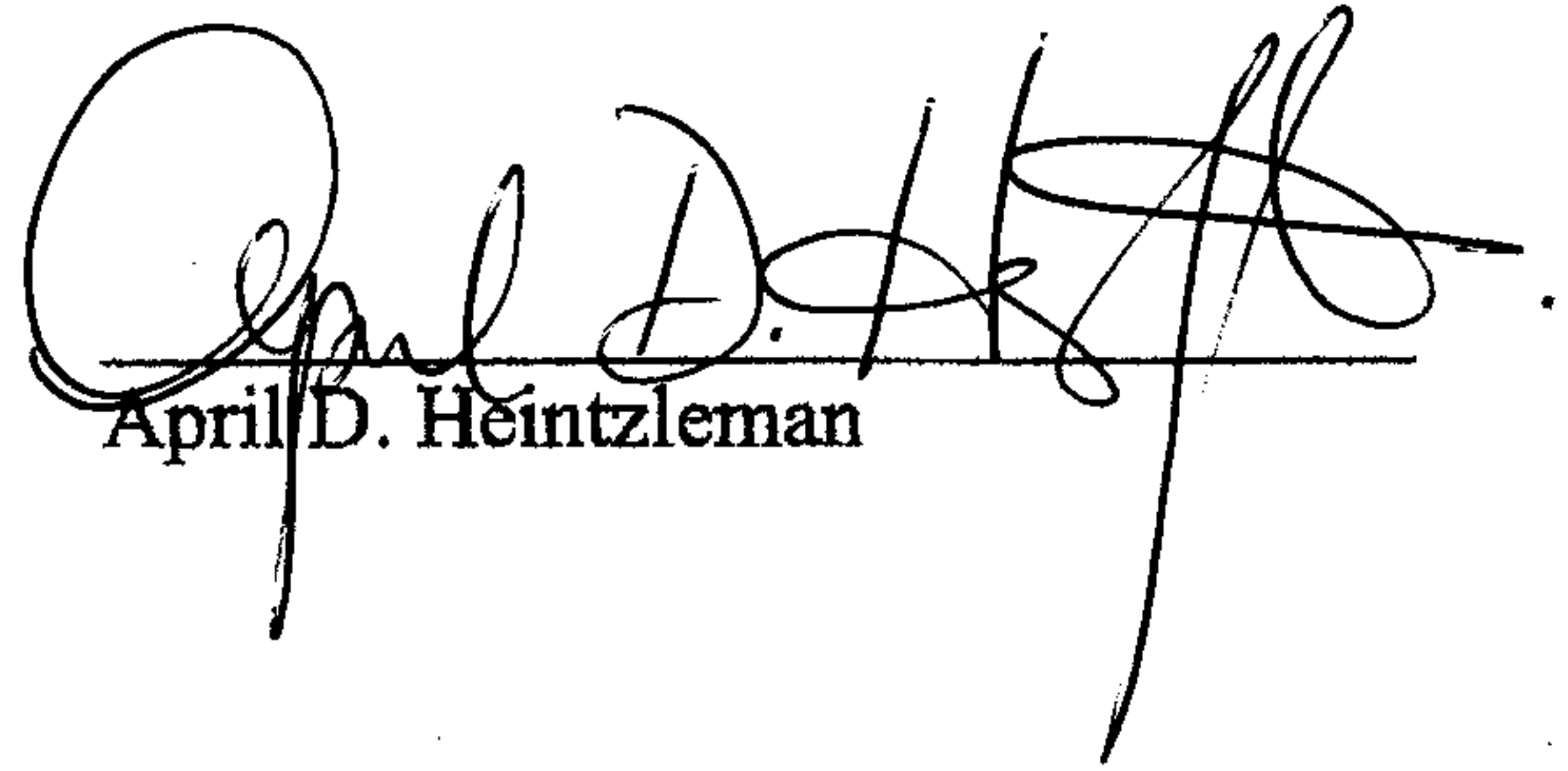
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark S. Heintzleman, an unmarried man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14<sup>th</sup> day of October, 2015.

  
Notary Public  
Print Name: Catherine H. Scott  
Commission Expires: 7-25-2018



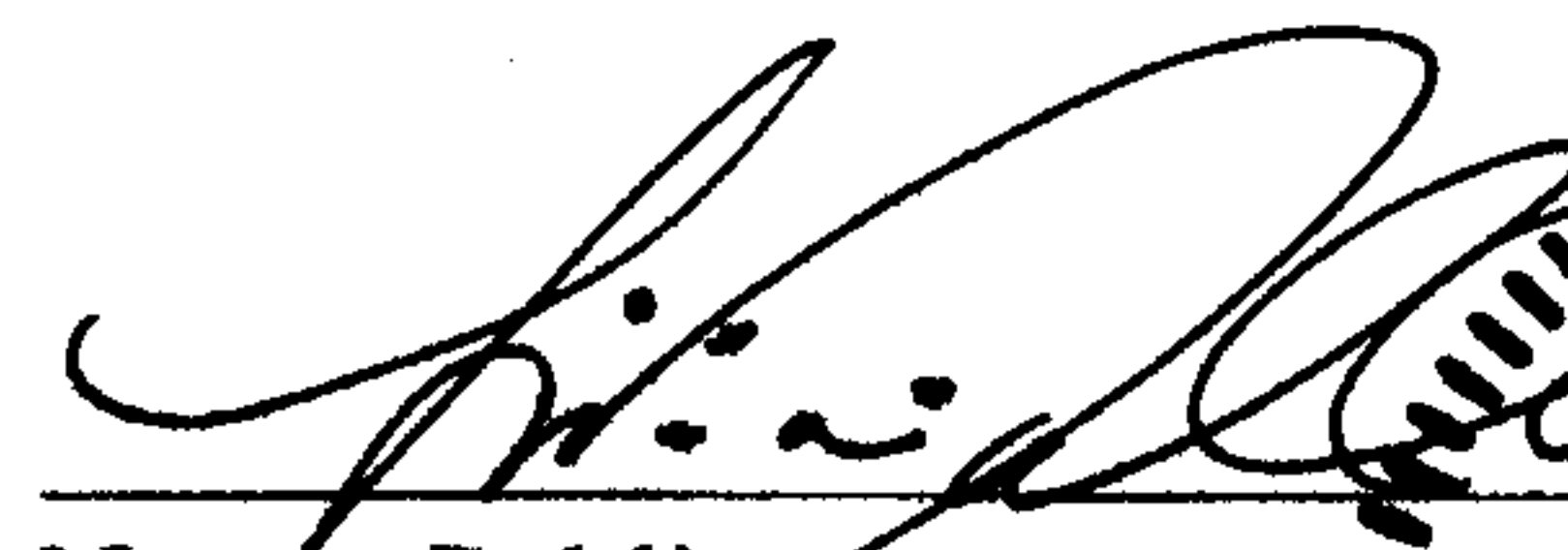
20151103000382810 2/4 \$171.00  
Shelby Cnty Judge of Probate, AL  
11/03/2015 02:45:50 PM FILED/CERT

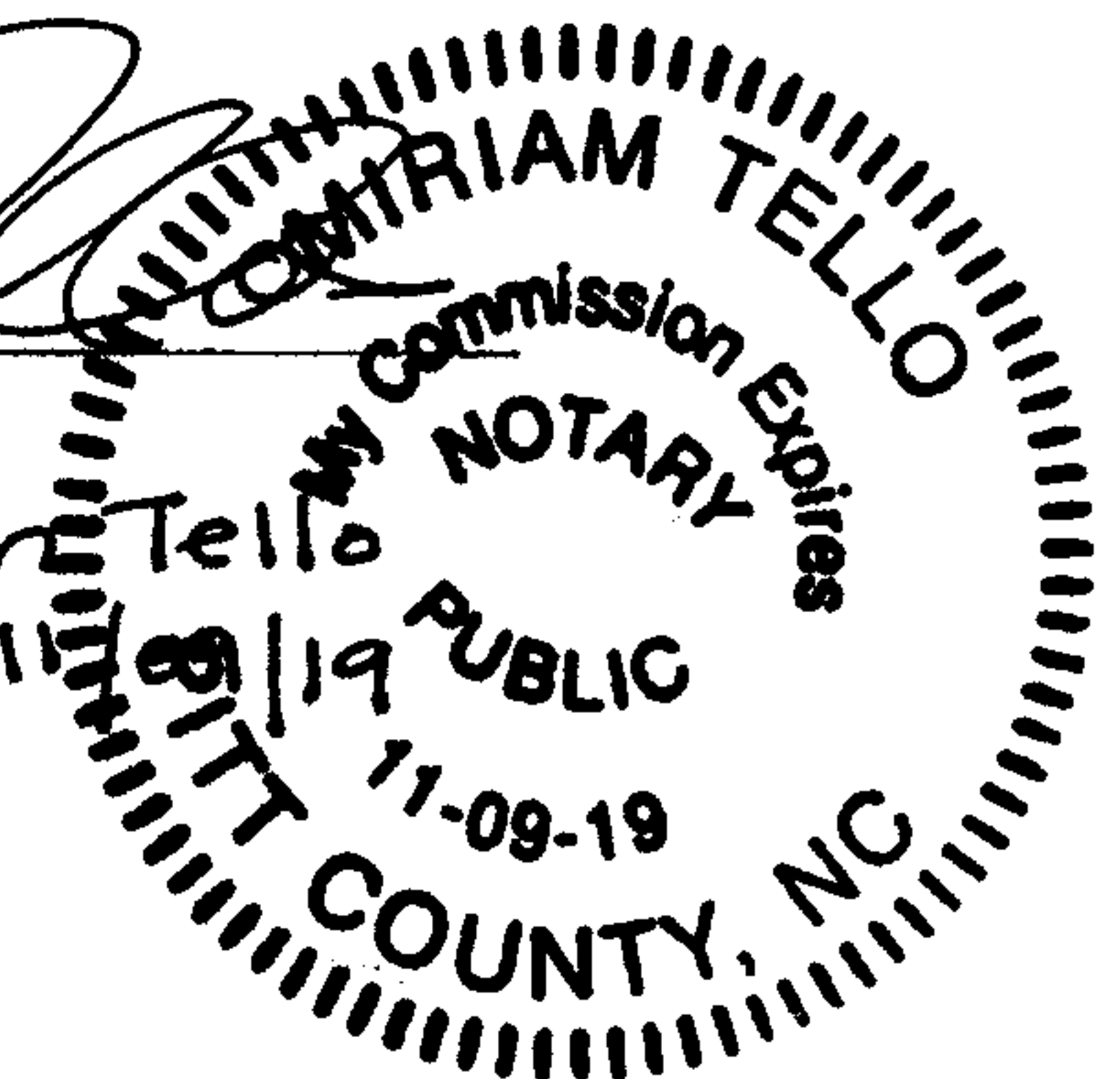
  
April D. Heintzleman


STATE OF North Carolina  
COUNTY OF Wayne

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that April D. Heintzleman, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15<sup>th</sup> day of October, 2015.

  
Notary Public  
Print Name: Miriam Tello  
Commission Expires: 11/09/19



  
20151103000382810 3/4 \$171.00  
Shelby Cnty Judge of Probate, AL  
11/03/2015 02:45:50 PM 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 Mark S. Heintzleman  
Mailing Address April Heintzleman  
105 Walking Horse Trace  
Alabaster AL 35007

Grantee's Name Mark S. Heintzleman  
Mailing Address 105 Walking Horse Trace  
Alabaster AL 35007

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 10-14-15  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 1/2 Value 148,000.00

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 10-14-15

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20151103000382810 4/4 \$171.00  
Shelby Cnty Judge of Probate, AL  
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