

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Wayne Hamilton
3 Oak Ridge Lane
Pelham, Alabama 35124

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this November 25, 2015, That for and in consideration of **NINETY THOUSAND AND N0/100 (\$90,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **PAUL H. SAEGER and DEBORAH D. SAEGER, husband and wife**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **WAYNE HAMILTON**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 3, according to the Map and Survey of Little Oak Ridge Estates, First Sector, as recorded in Map Book 5, Page 30, in the Probate Office of Shelby County, Alabama, less and except that 20 foot strip on the West side conveyed in Instrument No. 1995-09666, and

LESS AND EXCEPT: Commencing at the NW corner of Lot 3, Little Oak Ridge Estates, First Sector, as recorded in Map Volume 5, Page 30, in the Probate Office of Shelby County, Alabama, then travel Southeasterly along the North boundary line of said lot a distance of 40 feet; then turn in a Southerly direction and travel a distance of 210 feet, more or less, to the Southwest corner of said lot; then turn North along the Westerly boundary of said lot a distance of 224.45 feet to the point of beginning, situated in Shelby County, Alabama.

Subject to:

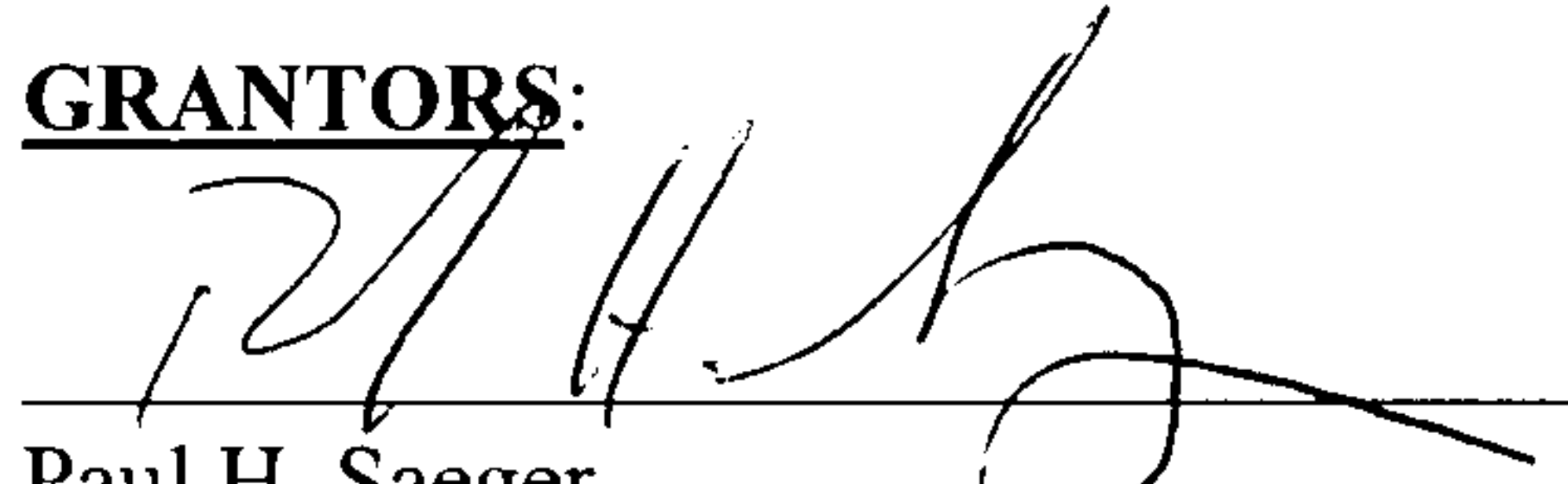
1. General and special taxes or assessments for the year 2015 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 5, Page 30.
7. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Volume 254, Page 677.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of November 25, 2015.

GRANTORS:


Paul H. Saeger


Deborah D. Saeger

**STATE OF ALABAMA
COUNTY OF SHELBY**


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Paul H. Saeger and Deborah D. Saeger, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Paul H. Saeger and Deborah D. Saeger each executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of November 25, 2015.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

[Affix Seal Here]


20151130000407720 2/3 \$110.00
Shelby Cnty Judge of Probate, AL
11/30/2015 09:48:35 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 Paul H. Saeger
Mailing Address Deborah D. Saeger
3 Oak Ridge Lane
Pelham, Alabama 35124

Grantee's Name Wayne Hamilton
Mailing Address _____
3 Oak Ridge Lane
Pelham, Alabama 35124

Property Address 3 Oak Ridge Lane
Pelham, Alabama 35124

Date of Sale 11/25/15
Total Purchase Price \$ 90,000.00
or
Actual Value \$ _____
or
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 _____

Print C. Ryan Sparks

Unattested
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one


20151130000407720 3/3 \$110.00
Shelby Cnty Judge of Probate, AL
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Form RT-1