

WARRANTY DEED



20151204000415310 1/4 \$31.50
Shelby Cnty Judge of Probate, AL
12/04/2015 02:11:56 PM FILED/CERT

THE STATE OF ALABAMA,
Shelby COUNTY.

}

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100(\$10.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Matthew E. Anderson and Christy N. Anderson Husband and wife (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Maggie Decker Polk and Lonnie Judson- Polk**

(herein referred to as GRANTEE(S), his/her/their heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

Legal Description attached and made a part hereof

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) **Maggie Decker Polk and Lonnie Judson Polk** his/her/their heirs and assigns FOREVER.

And GRANTOR do(es) covenant with the said GRANTEE(S), his/her/their heirs and assigns, that he/she/they lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that he/she/they has(have) a good right to sell and convey the same to the said GRANTEE(S) his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S) his/her/their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 19th day of November 2015.

WITNESS:

[Signature]
[Signature]

Matthew E. Anderson by Morreale Real Estate Services, Inc. by Linda Bonk as Attorney in Fact (L.S.)
Matthew E. Anderson by Morreale Real Estate Services, Inc. by Linda Bonk as Attorney in Fact

Christy N. Anderson by Morreale Real Estate Services, Inc. by Linda Bonk as Attorney in Fact (L.S.)
Christy N. Anderson by Morreale Real Estate Services, Inc. by Linda Bonk as Attorney in Fact

(L.S.)

✓ THE STATE OF Illinois
DePaul COUNTY.

}

I, the undersigned, Kristi S. Clevenger, a Notary Public, in and for said State Illinois, hereby certify that Linda Bonk as Attorney in Fact for Matthew E. Anderson and Christy N. Anderson Husband and wife whose names is/are signed to the foregoing conveyance, and who is/are known to me acknowledged 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 and official seal this the 19th day of November, 2015.

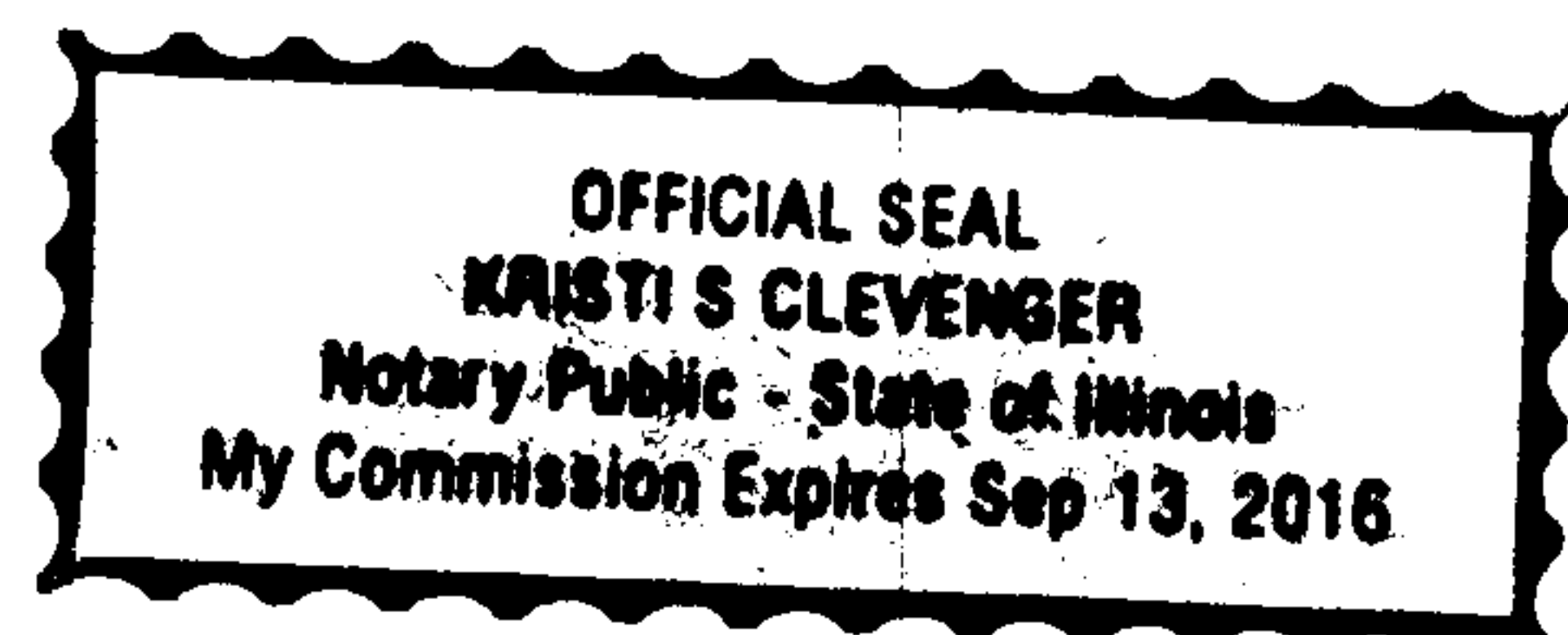
✓ [Signature]
Notary Public

FOR RECORDING ONLY

MR-RL-7152-20

This instrument was prepared by Joan M. Brady 449 Taft Avenue, Glen Ellyn, IL 60137

Shelby County, AL 12/04/2015
State of Alabama
Deed Tax: \$8.50




WARRANTY DEED

FROM

Matthew E. Anderson and Christy N. Anderson

TO

Maggie Decker Polk and Lonnie Judson Polk


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20151204000415310 3/4 \$31.50
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LEGAL DESCRIPTION

Lot 31, Cedar Grove at Sterling Gate, Sector 2, Phase 2, a subdivision, according to a map or plat thereof which is on file of record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 25, Page 53.

Real Estate Sales Validation Form

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

Grantor's Name	Matthew E. Anderson and Christy N. Anderson	Grantee's Name	Maggie Decker Polk and Lonnie Judson Polk
Mailing Address	<input checked="" type="checkbox"/> 5090 Briarwood Cir <input checked="" type="checkbox"/> Pinson, AL 35126	Mailing Address	174 Cedar Grove Parkway Maylene, AL 35114
Property Address	174 Cedar Grove Parkway Maylene, AL 35114	Date of Sale	November 20, 2015
		Total Purchase Price	\$ 164,900.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$



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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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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	Settlement Date	Print	<input checked="" type="checkbox"/> Matthew E Anderson
	Unattested	Sign	<input checked="" type="checkbox"/> <i>Matthew E Anderson</i>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one