


This Instrument was Prepared by:

Shannon E. Price, Esq.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Andrew Spears

2500 Comanche Drive
Birmingham, AL 35244


20160104000001410 1/3 \$238.00
Shelby Cnty Judge of Probate, AL
01/04/2016 12:44:39 PM FILED/CERT

Shelby County, AL 01/04/2016
State of Alabama
Deed Tax: \$218.00

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Two Hundred Eighteen Thousand Dollars and No Cents (\$218,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Lyndell W. Lach, a married man, whose mailing address is 102 Natalie Circle NE, Palm Bay, FL 32907** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Andrew Spears, whose mailing address is 2500 Comanche Drive, Birmingham, AL 35244** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is **2500 Comanche Drive, Birmingham, AL 35244**; to wit;

LOT 16, ACCORDING TO INDIAN VALLEY SECOND SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$211,450.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

This property does not constitute the homestead of Lyndell W. Lach, nor his spouse.

Subject to:

All taxes for the year 2016 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 5, Page 75.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 268, Page 189 in the Probate Office of Shelby County, Alabama.

Right of Way to Alabama Power Company as recorded in Book 104, Page 213.

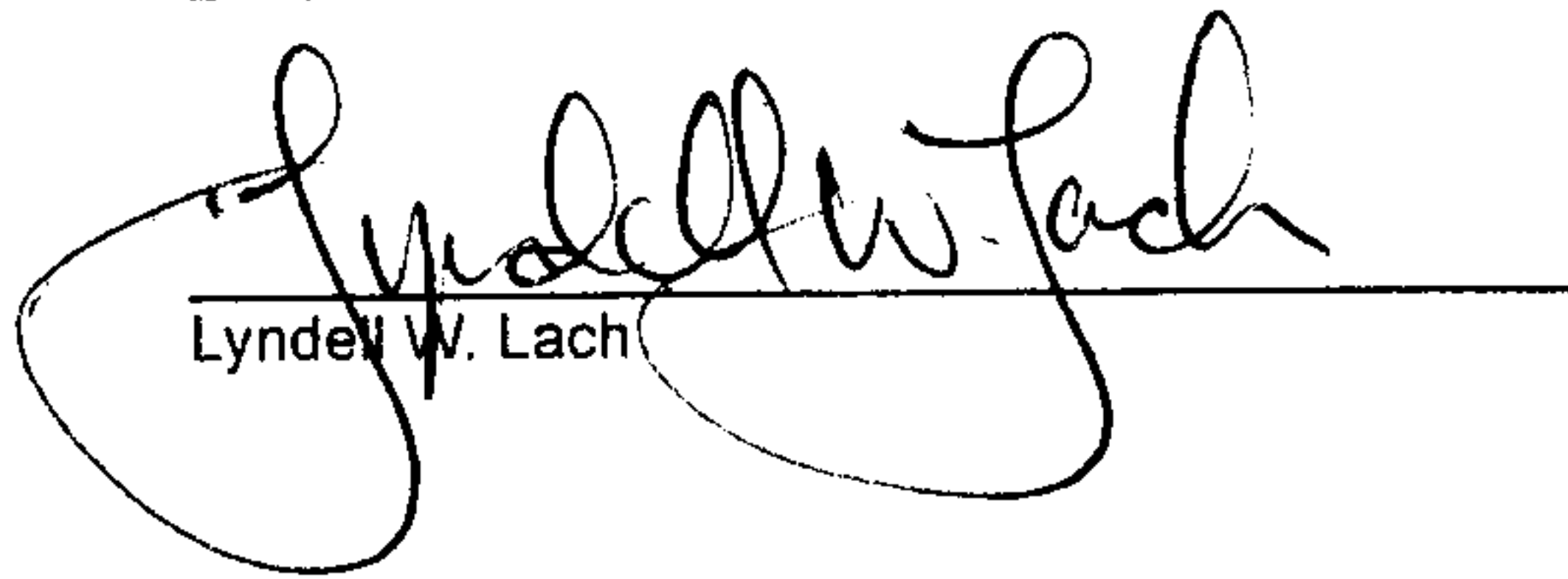
Easement to Alabama Power Company and South Central Bell as recorded in Book 270, Page 22.

Restrictions, limitations and Conditions as recorded in Map Book 5, Page 75.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And I do for myself and for my 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 I will and my 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, I have hereunto set my hand and seal this the 23rd day of December, 2015.

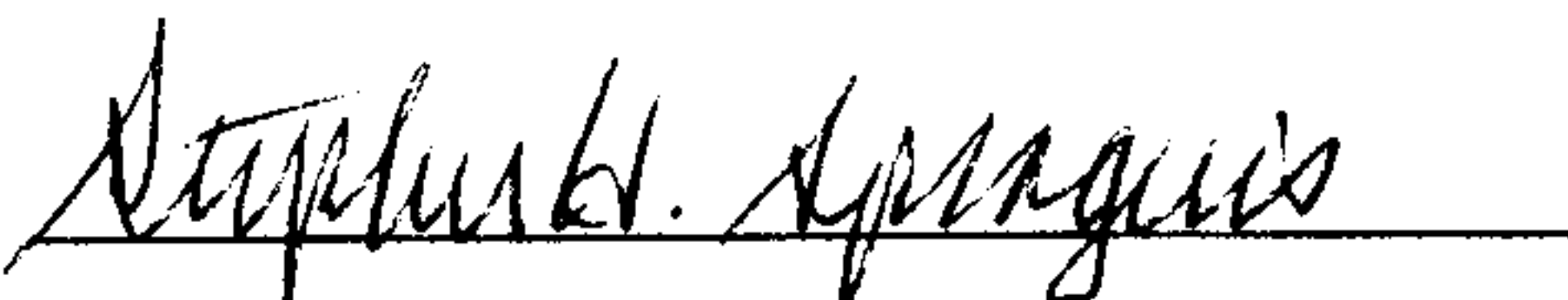

Lyndell W. Lach

State of FL

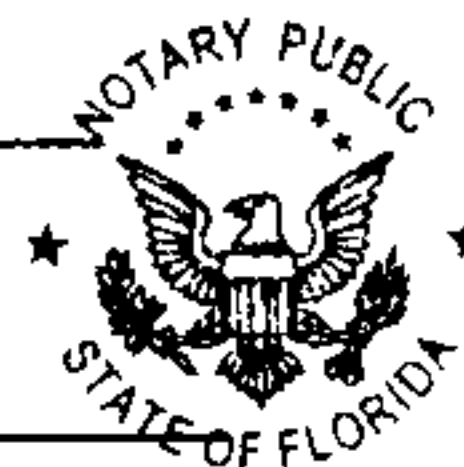
Brevard County } General Acknowledgment

I, Stephen H. Spragins, a Notary Public in and for the said County, in said State, hereby certify that Lyndell W. Lach, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23rd day of December, 2015.




Notary Public, State of _____



STEPHEN H. SPRAGINS
MY COMMISSION # FF 012672
EXPIRES: May 6, 2017
Bonded Thru Budget Notary Services

Printed Name of Notary

My Commission Expires: _____


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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>Lyndell W. Lach</u>	Grantee's Name	<u>Andrew Spears</u>
Mailing Address	<u>102 Natalie Circle NE</u>	Mailing Address	<u>2500 Comanche Drive</u>
	<u>Palm Bay, FL 32907</u>		<u>Birmingham, AL 35244</u>
Property Address	<u>2500 Comanche Drive</u>	Date of Sale	<u>December 29, 2015</u>
	<u>Birmingham, AL 35244</u>	Total Purchase Price	<u>\$218,000.00</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)

<u>Bill of Sale</u>	<u>Appraisal</u>
<u>X Sales Contract</u>	<u>Other</u>
<u>Closing Statement</u>	

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 of 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 December 23rd, 2015

Unattested Andrew Spears (verified by)

Print Lyndell W. Lach

Sign Lyndell W. Lach (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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