

This instrument prepared by:
Christa C. Ketchum
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Amandalyn Rose Rennich-Yang
4132 Forest Lakes Rd
Sterrett, AL 35147

20160107000006560
01/07/2016 11:35:23 AM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Six Thousand And No/100 Dollars (\$126,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Amanda Sudderth f/k/a Amanda Brook Martin, joined by her spouse, Fletcher Harrison Sudderth, and Cortney M. Bosworth f/k/a Cortney M. Martin, unmarried** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Amandalyn Rose Rennich-Yang** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 590, according to the Survey of Forest Lakes, Sector 11, as recorded in Map Book 32, Page 137, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Twenty-Three Thousand Seven Hundred Seventeen And No/100 Dollars (\$123,717.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on October 22, 2015.



Amanda Sudderth



Fletcher Sudderth

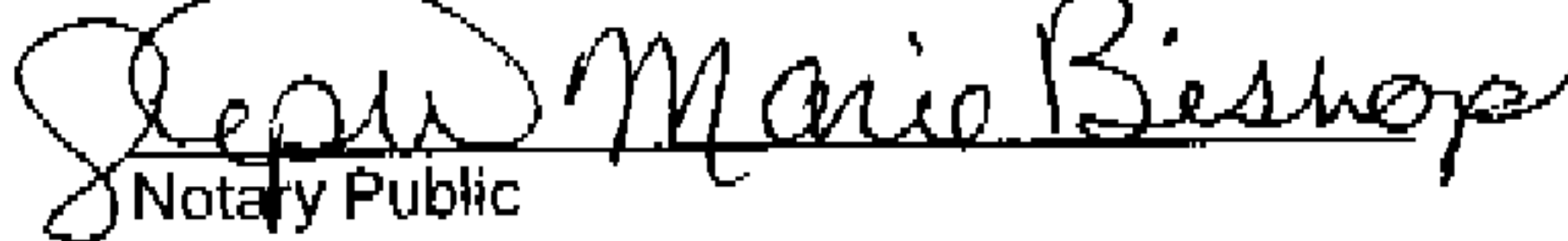


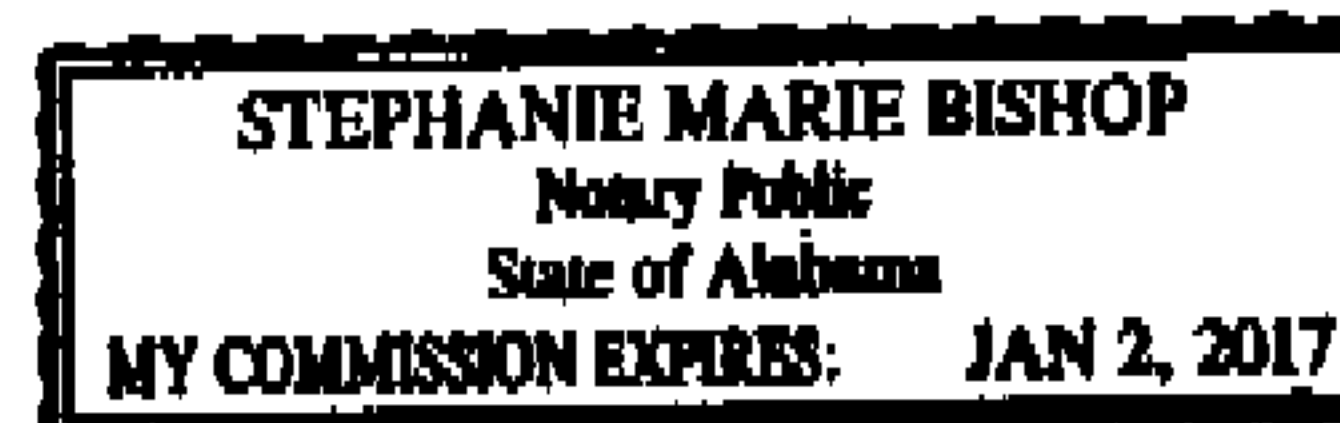
Cortney M. Bosworth

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Amanda Sudderth, Fletcher Sudderth and Cortney M. Bosworth, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 22nd day of October, 2015.


Notary Public



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20160107000006560 01/07/2016 11:35:23 AM DEEDS 3/3

Grantor's Name	Amanda Sudderth and Cortney M. Bosworth	Grantee's Name	Amandalyn Rose Rennich-Yang
Mailing Address	4132 Forest Lakes Rd Sterrett, AL 35147	Mailing Address	4132 Forest Lakes Rd Sterrett, AL 35147
Property Address	4132 Forest Lakes Rd Sterrett, AL 35147	Date of Sale	October 22, 2015
		Total Purchase Price	\$126,000.00
		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	☐ Appraisal
☐ Sales Contract	☐ Other: _____
☒ 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 - Amanda Sudderth and Cortney M. Bosworth, 4132 Forest Lakes Rd, Sterrett, AL 35147.

Grantee's name and mailing address - Amandalyn Rose Rennich-Yang, 4132 Forest Lakes Rd, Sterrett, AL 35147.

Property address - 4132 Forest Lakes Rd, Sterrett, AL 35147

Date of Sale - October 22, 2015.

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: October 22, 2015

Sign  Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/07/2016 11:35:23 AM
\$22.50 CHERRY
20160107000006560

