

This instrument was prepared by:

Sam T. Schiffman
105 66th Place North
Birmingham, AL 35206

Send tax notice to:

Nice Home Real Estate
PO Box 611136
Birmingham, AL 35261

WARRANTY DEED

20160210000042870 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
02/10/2016 10:50:00 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and 00/100 (\$5,000) DOLLARS, to the undersigned grantor, Sam T. Schiffman, in hand paid by Sherman Oaks 24 Family Limited Partnership, the receipt of which is hereby acknowledged, said Sam T. Schiffman does by these presents, grant, bargain, sell and convey unto the said Sherman Oaks 24 Family Limited Partnership, the following described real estate, situated in Jefferson County, AL.

An undivided 26% of the following described Real Property:

Legal Description:

Lot No. 5, of the property of Charles W. Mobley, as shown on a plat prepared by Norman D. Deloach, Alabama., R.L.S. #8760, dated May 2, 1983, and recorded in Map Book 8, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama.

Restrictions as shown on recorded map(s).

Right of way granted to Alabama Power Company by instruments recorded in Real Volume 148 page 964, Deed Book 154 page 421, Deed Book 154 page 422 and Deed Book 161 page 142.

The above described property is not the homestead of the grantor.

TO HAVE AND TO HOLD, to the said Sherman Oaks 24 Family Limited Partnership, its heirs and assigns forever.

And said Sam T. Schiffman does for itself, its successors and assigns, covenant with said Sherman Oaks 24 Family Limited Partnership, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Sherman Oaks 24 Family Limited Partnership, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said, Sam T. Schiffman, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of August, 2015.

Shelby County, AL 02/10/2016
State of Alabama
Deed Tax: \$5.00

By:

Sam T. Schiffman

State of Alabama
County of Jefferson

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Sam T. Schiffman, 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 10th day of August, 2015.

Notary Public

KARLA M. SCHIFFMAN
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 12, 2016

Real Estate Sales Validation Form

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

Grantor's Name Sam T. Schiffman
Mailing Address 105 66th Pl. N.
Bham AL 35206

Grantee's Name Sherman Oaks 24
Mailing Address Family Limited Partnership
P.O. Box 61136
Bham AL 35261

Property Address Vacant Land

Date of Sale August 10, 2015
Total Purchase Price \$ 5000

or
Actual Value \$ 26% undivided

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 Deed



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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 2-10-16

Print Sam T. Schiffman

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one