

This instrument prepared by:  
Michael Galloway, Attorney  
931 Sharitt Avenue, Suite 113  
Gardendale, AL 35071

SEND TAX NOTICE TO:  
Rodolphe Nenert and Lindsey W. Nenert  
5287 Birdsong Road  
Birmingham, AL 35242

**WARRANTY DEED**

20160301000064590  
03/01/2016 11:39:43 AM  
DEEDS 1/2

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Two Hundred Forty-Nine Thousand And No/100 Dollars (\$249,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Charles K. Sullivan and Kimberly A. Sullivan, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Rodolphe Nenert and Lindsey W. Nenert (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 48, according to the Map and Survey of Sunny Meadows, Second Sector, recorded in Map Book 9, Page 1 A & B, 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.

Two Hundred Twenty-Four Thousand One Hundred And No/100 Dollars (\$224,100.00) 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 Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on February 17, 2016.

  
Charles K. Sullivan

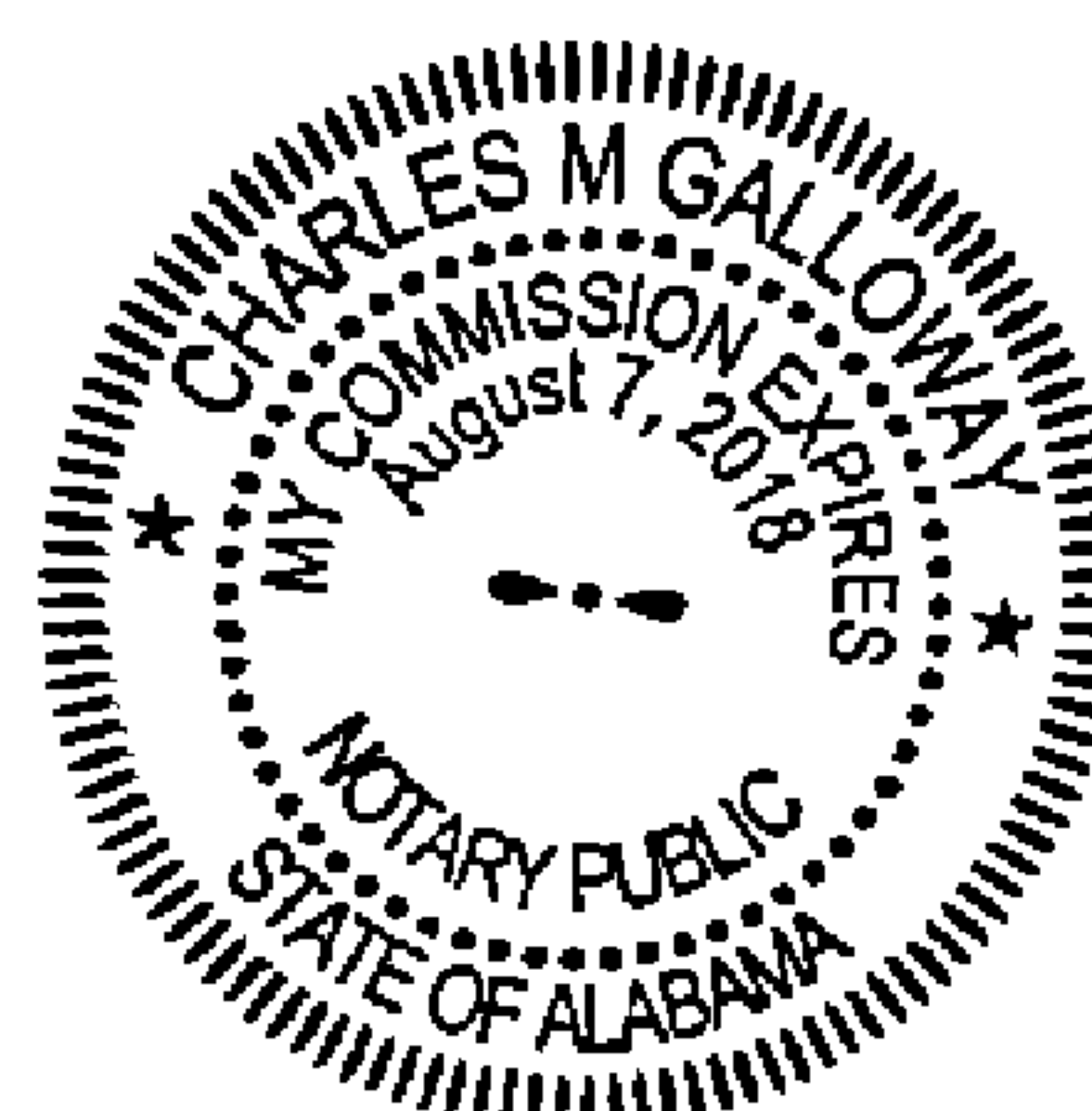
  
Kimberly A. Sullivan

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles K. Sullivan and Kimberly A. Sullivan, whose name(s) 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 on the 17th day of February, 2016.

  
Notary Public  
My commission expires: 8-7-2018



## Real Estate Sales Validation Form

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

Grantor's Name Charles K. Sullivan and Kimberly A. Sullivan Grantee's Name Rodolphe Nenert and Lindsey W. Nenert

Mailing Address 5287 Birdsong Road Birmingham, AL 35242 Mailing Address 2808 10th Court South, Apt B Birmingham, AL 35205

Property Address 5287 Birdsong Road Birmingham, AL 35242

Date of Sale February 17, 2016  
Total Purchase Price \$249,000.00

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 - Charles K. Sullivan and Kimberly A. Sullivan, 5287 Birdsong Road, Birmingham, AL 35242.

Grantee's name and mailing address - Rodolphe Nenert and Lindsey W. Nenert, 2808 10th Court South, Apt B, Birmingham, AL 35205.

Property address - 5287 Birdsong Road, Birmingham, AL 35242

Date of Sale - February 17, 2016.

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: February 17, 2016

Sign \_\_\_\_\_

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/01/2016 11:39:43 AM  
\$42.00 DEBBIE  
20160301000064590

*[Signature]*