

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

20160303000068340
03/03/2016 01:21:08 PM
DEEDS 1/2

Send tax notice to:
Arden E. Ward
1326 Narrows Point Bend
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Ninety Eight Thousand and 00/100 Dollars (\$198,000)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Nathan M. Berck, and his wife, Stacie P. Berck

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Arden E. Ward

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby County, Alabama** to-wit:

Lot 22, according to the Final Record Plat of Narrows Point - Phase 5, as recorded in Map Book 35, Pages 90-A and 90-B, in the Probate Office of Shelby County, Alabama.

\$188,100 of the proceeds come from a mortgage recorded simultaneously herewith.

Stacie P. Berck executes this deed solely in compliance with Alabama Code Section 6-10-3 and does not provide any warranty of title.

- Subject to:
- (1) 2016 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, **her** 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 Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this **29th day of February, 2016.**



Nathan M. Berck

(Seal)



Stacie P. Berck

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Nathan M. Berck and Stacie P. Berck** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance **they** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **29th day of February, 2016**



Notary Public: David P. Condon
My Commission Expires: 2/12/2018

20160303000068340 03/03/2016 01:21:08 PM DEEDS 2/2
REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Nathan M. Berck**
argument not specified.

Date of Sale: **February 29th, 2016** Error! Switch

Mailing Address: **1326 Narrows Point Bend**
Birmingham, Alabama, 35242

Total Purchase Price: **\$198,000**

Or

Actual Value: \$ _____

Property Address: **1326 Narrows Point Bend**
Birmingham, Alabama, 35242

Or

Assessor's Market Value: \$ _____

Grantee Name: **Arden E. Ward**

Mailing Address: **1326 Narrows Point Bend**
Birmingham, AL, 35242

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 – 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 Section 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 Section 40-22-1 (h).

Date: February 29th, 2016 Print: _____

Nathan M. Berck

Unattested

(verified by)

Sign: _____

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/03/2016 01:21:08 PM
\$27.00 CHERRY
20160303000068340

[Signature]