

20160607000195780
06/07/2016 10:38:50 AM
DEEDS 1/2

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Lynn H. Schuck

1328 Inverness Cove Drive
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of Two Hundred Sixty Thousand and 00/100 (\$260,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Christopher B. Jordan** and wife, **Amber Jordan**, do hereby grant, bargain, sell and convey unto **Lynn H. Schuck** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 170-A, according to the Survey of Inverness Cove - Phase 2, Resurvey #1, as recorded in Map Book 36, page 110 A & B, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Taxes and assessments for the year 2016 and subsequent years and not yet due and payable; (2) Building Line(s) Easement(s) Restrictions as shown on recorded map; (3) Easement to Alabama Power Company recorded in Real 365, Page 785; Real 365, Page 819 and Instrument 1994-34517, in the Probate Office of Shelby County, Alabama; (4) Easement to the City of Hoover, as recorded in Instrument 1998-24499 and Real 365, Page 871, in the Probate Office of Shelby County, Alabama; (5) Right of Way granted to Alabama Power Company by Instrument recorded in Deed Volume 306, Page 10; Real 84, Page 298, Real 127, Page 54 and Real 3318, Page 27, in the Probate Office of Shelby County, Alabama; (6) Declaration of Protective Covenants as recorded in Instrument 20050113000020870 and Instrument 20051006000521560 and amended in Instrument 20060130000047870, in the Probate Office of Shelby County, Alabama.

\$208,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

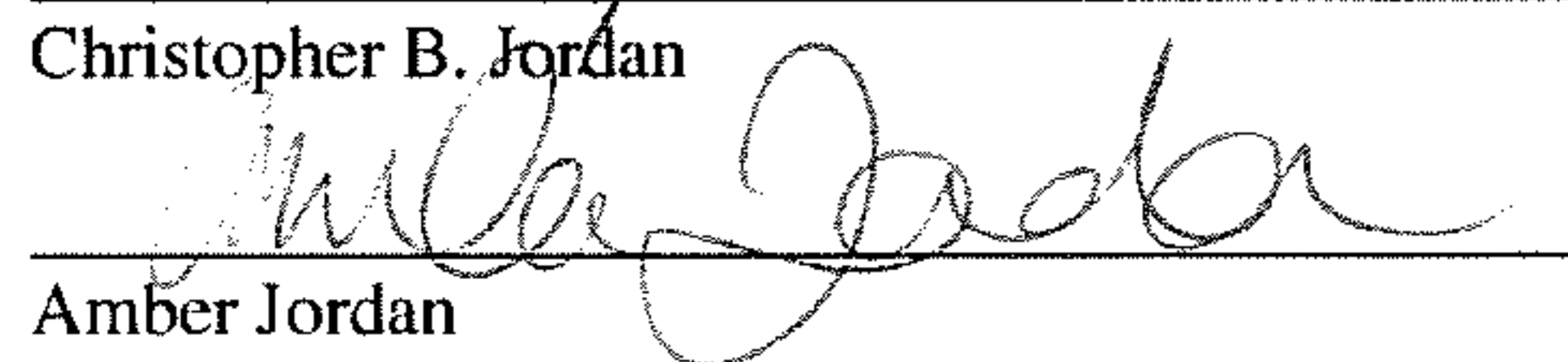
TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 6th day of June, 2016.



Christopher B. Jordan



Amber Jordan

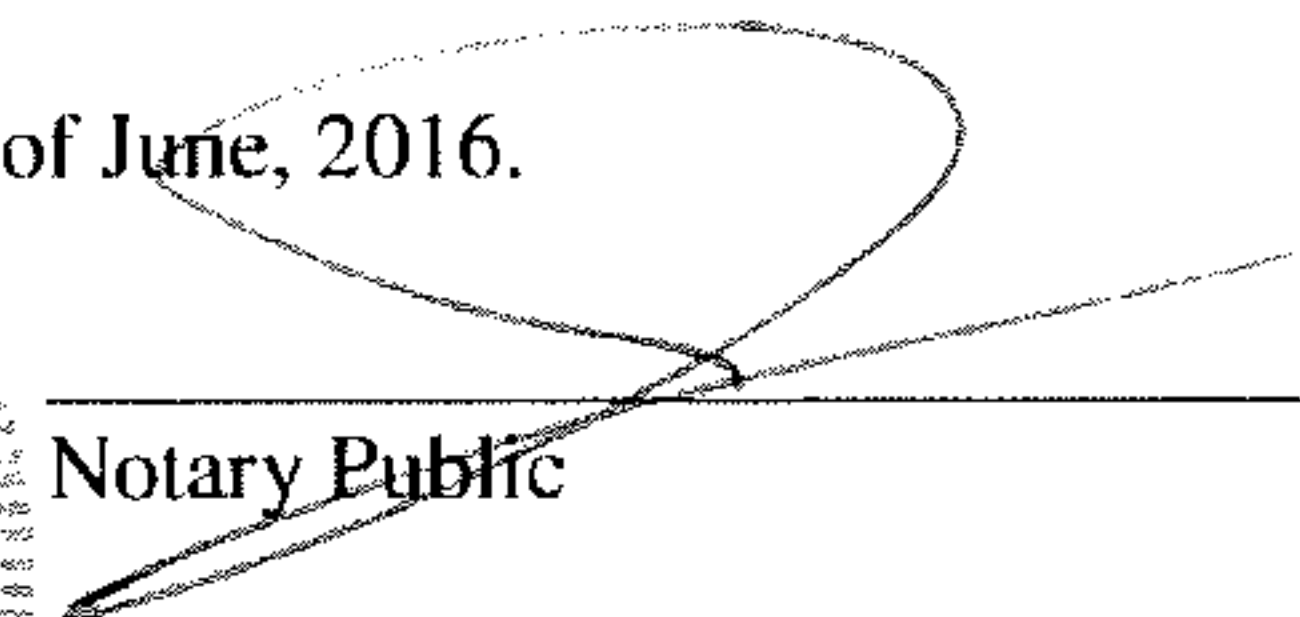
STATE OF ALABAMA)

JEFFERSON COUNTY)

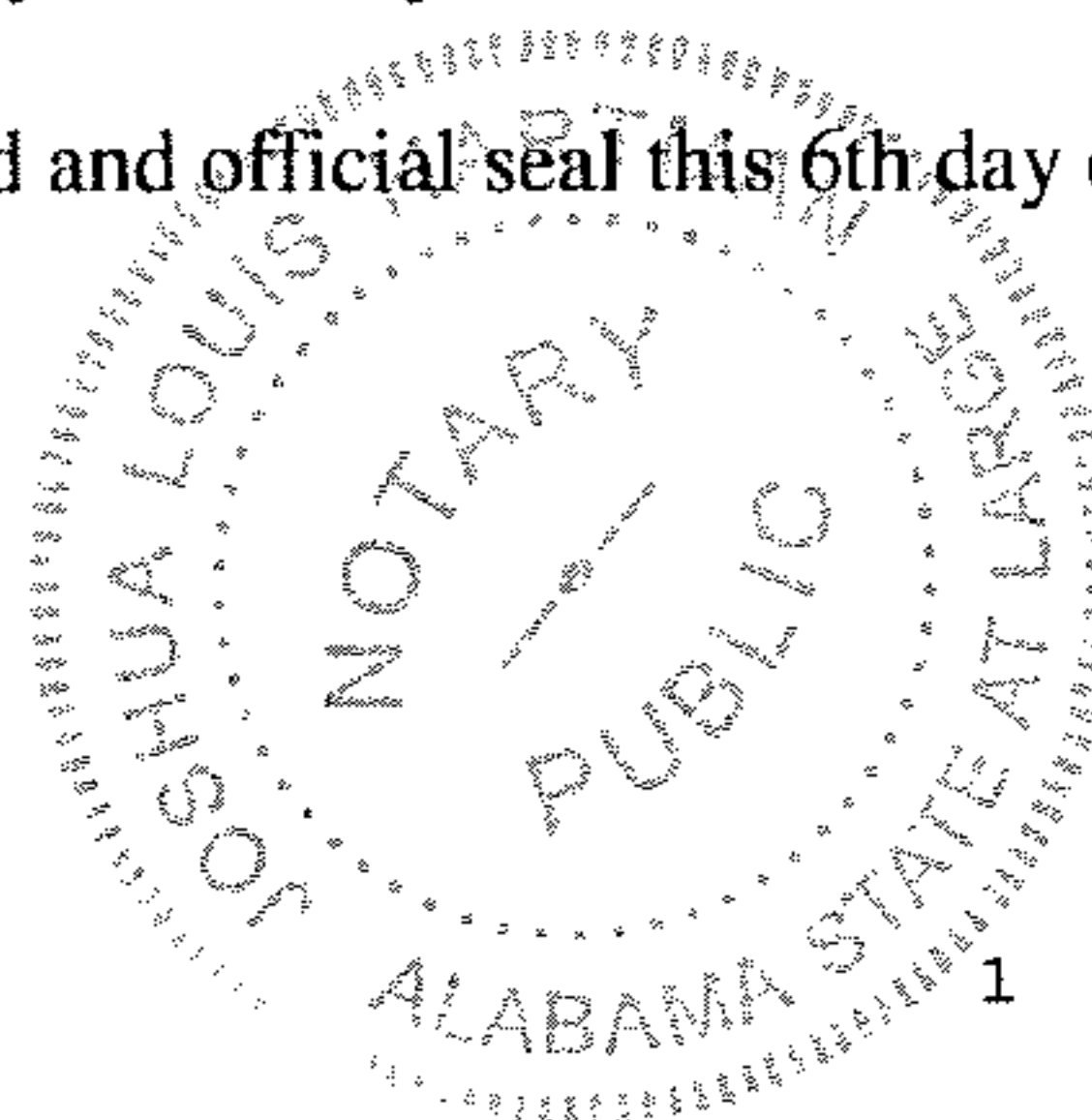
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Christopher B. Jordan** and wife, **Amber Jordan**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of June, 2016.

My Commission Expires:


Notary Public

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2020



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Christopher B. Jordan
Amber Jordan

Mailing Address 2150 Kirkman Drive
Birmingham, AL 35242

Grantee's Name Lynn H. Schuck

Mailing Address 1328 Inverness Cove Drive
Birmingham, AL 35242

Property Address 1328 Inverness Cove Drive
Birmingham, AL 35242

Date of Sale June 6, 2016

Total Purchase Price \$260,000.00
or Actual Value \$
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/07/2016 10:38:50 AM
\$69.00 CHERRY
20160607000195780

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

☐	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 § 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 June 6, 2016

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one