

Send tax notice to:  
Jacquelyn N. Holt  
2213 Amberley Woods Terrace  
Helena, AL 35080

This instrument prepared by:  
Stewart & Associates, P.C./S. Kent Stewart  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**

**20160729000268170**  
**07/29/2016 03:36:15 PM**  
**DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Seven Thousand Five Hundred and 00/100 Dollars (\$167,500.00) in hand paid to the undersigned, **Christina W. Marxen, an unmarried woman** (hereinafter referred to as "Grantor"), by **Jacquelyn N. Holt** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 98, according to the survey of Amberley Woods, 2nd Sector, as recorded in Map Book 20, Page 10, in the Probate Office of Shelby County, Alabama.

Jacquelyn N. Holt is one and the same person as Jacquelyn N. Holt.

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$164,465.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set her signature and seal on this, the 29th day of July, 2016

  
Christina W. Marxen

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christina W. Marxen, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 29 day of July, 2016.

(Notary Seal)

Mark Asbury  
Notary Public, State at Large  
My Commission Expires June 28, 2020

  
Notary Public  
Print Name: Mark Asbury  
Commission Expires: 6-28-20

Real Estate Sales Validation Form

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

Grantor's Name Christina W Marxen Grantee's Name Jacqueline N Holt  
Mailing Address 4057 Greenford Rd Mailing Address 2213 Amberly Woodstern  
Birmingham AL 35242 Helena AL 35080

Property Address 2213 Amberly Woodstern Date of Sale 7/29/14  
Helena AL 35080 Total Purchase Price \$ 167500  
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 - 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 7/29/14 Print Mark Asbury

Unattested \_\_\_\_\_ Sign \_\_\_\_\_  
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/29/2016 03:36:15 PM  
S24.50 CHERRY  
20160729000268170

*Handwritten signature*