

PEL1600358

Send tax notice to:
Jared B. Archer & Chelsea Anna Archer
445 Bentmoor Way
Helena, AL 35080

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

State of Alabama
County of Shelby

20160901000318280
09/01/2016 01:55:48 PM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00) in hand paid to the undersigned **Renessa Linstromberg, an unmarried woman** (hereinafter referred to as "Grantor"), by **Jared B. Archer and Chelsea Anna Archer** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1152, according to the Map of Second Addition, Old Cahaba Phase III, as recorded in Map Book 29, Page 33, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

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

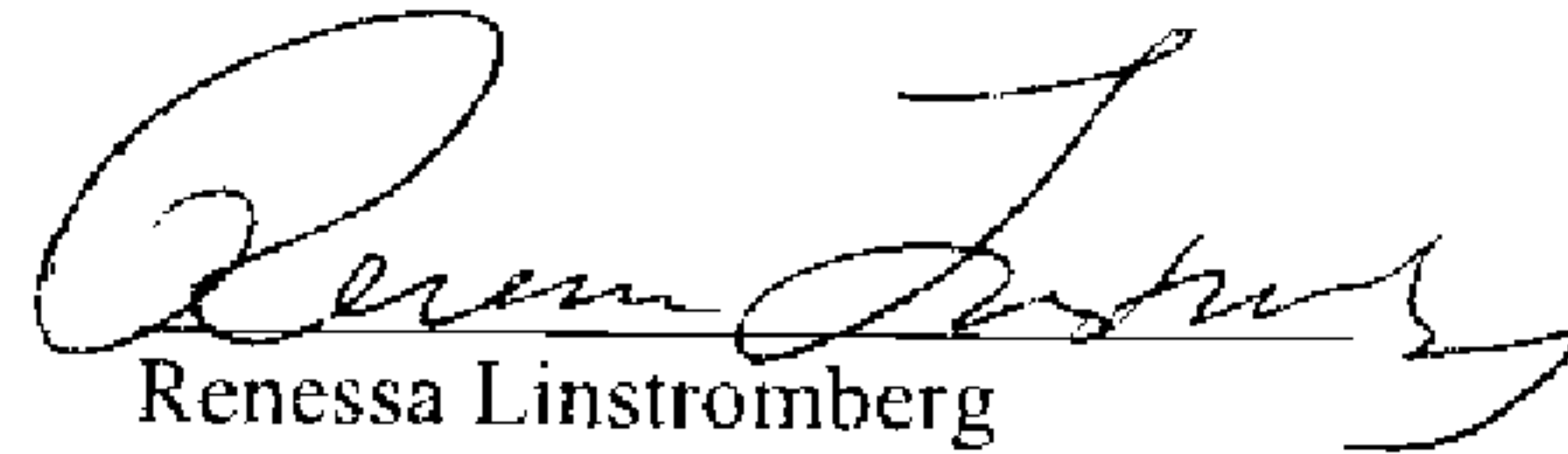
\$170,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Renessa Linstromberg is one and the same person as Renessa Evans, Grantee in that certain deed recorded in Instrument No 2016-042910.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor Renessa Linstromberg has hereunto set her signature and seal on August 31, 2016.


Renessa Linstromberg

STATE OF ALABAMA
COUNTY OF Shelby

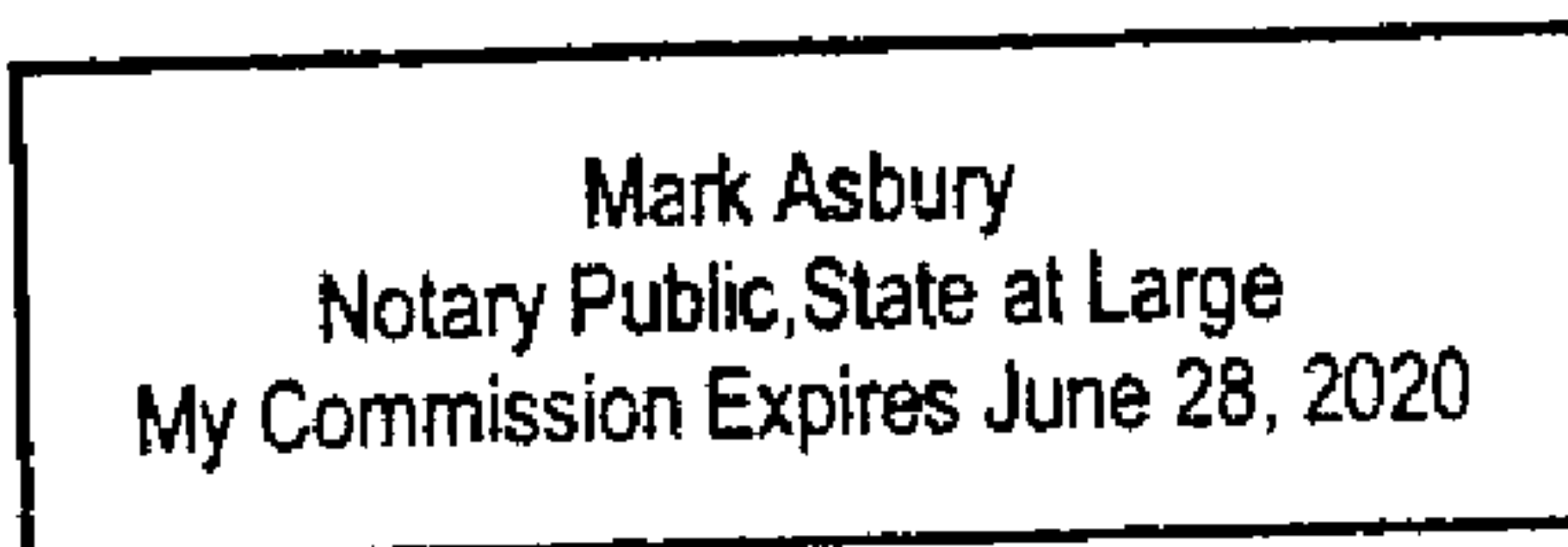
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Renessa Linstromberg, an unmarried woman whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument,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

Given under my hand and official seal this the 31 day of August, 2016.



(NOTARIAL SEAL)

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
Mailing Address

Renessa Instenberg
5412 6th Ct S
Birmingham AL 35212

Grantee's Name
Mailing Address

Taned Archer
Chelsea Anna Archer
445 Bentmoor Way
Helena AL 35080

Property Address

445 Bentmoor Way
Helena AL 35080

Date of Sale

8/31/16

Total Purchase Price \$

170,000.00

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 - 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 8/31/16

Print

Mark Atberry

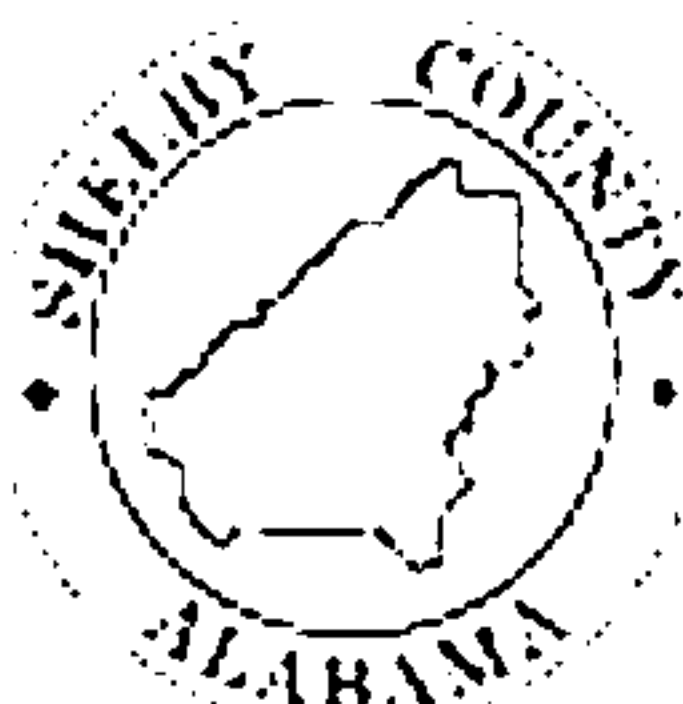
Unattested

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
09/01/2016 01:55:48 PM
\$22.00 CHERRY
20160901000318280

[Signature]