

SEND TAX NOTICE TO:
Patrick Drake Schach and
Janna E. Schach
1018 Oak Tree Road
Hoover, AL 35244

WARRANTY DEED

THE STATE OF ALABAMA,
Shelby COUNTY. }

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100(\$10.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Patrick A. Dean and Beth A. Dean Husband and wife (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Patrick Drake Schach and Janna E. Schach**, as joint tenants with rights of survivorship

(herein referred to as GRANTEE(S), his/her/their heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:


Legal Description attached and made a part hereof

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) Patrick Drake Schach and Janna E. Schach, as joint tenants with rights of survivorship, his/her/their heirs and assigns FOREVER., as

And GRANTOR do(es) covenant with the said GRANTEE(S), his/her/their heirs and assigns, that he/she/they lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that he/she/they has(have) a good right to sell and convey the same to the said GRANTEE(S) his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S) his/her/their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

\$356,250.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 09/02/2016
State of Alabama
Deed Tax:\$19.00


20160902000320430 1/5 \$46.00
Shelby Cnty Judge of Probate, AL
09/02/2016 01:25:02 PM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 8th day of JULY, 2016.

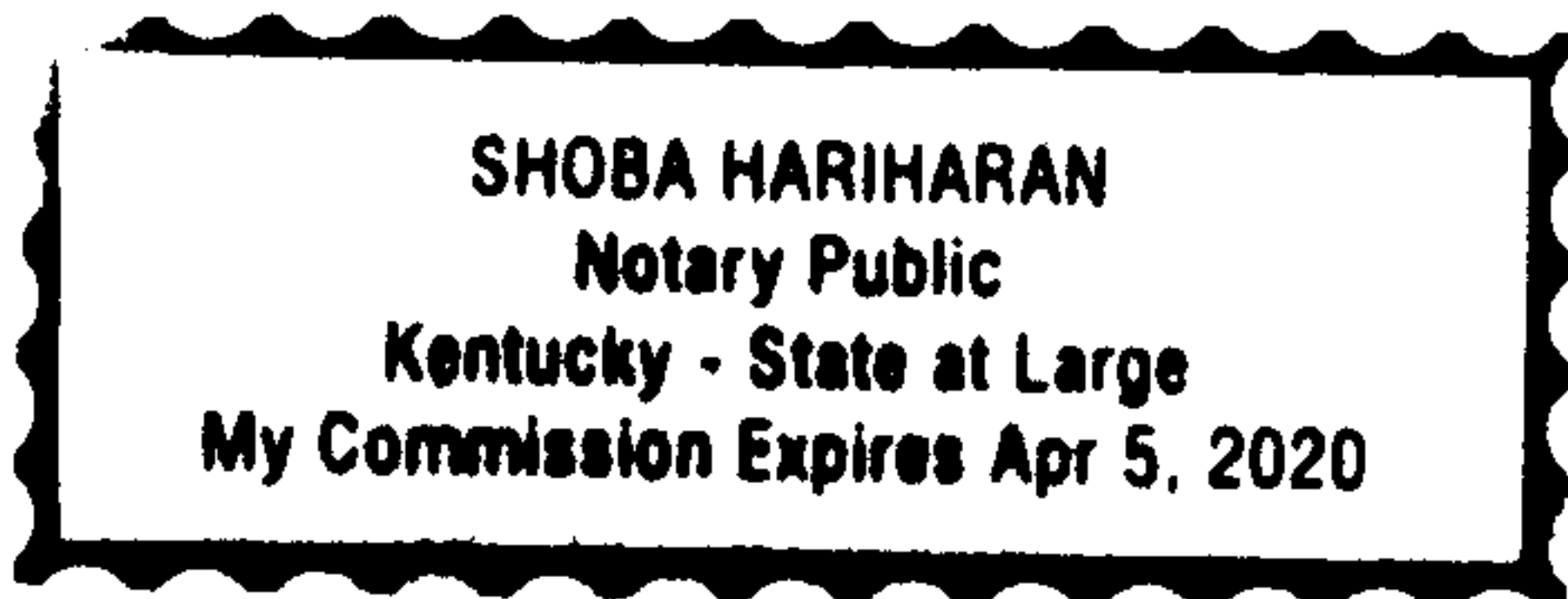
x 
Patrick A. Dean

x 
Beth A. Dean

✓ THE STATE OF KY }
Jefferson
COUNTY.

I, the undersigned, Shoba Hariharan, a Notary Public, in and for said State Kentucky, hereby certify that Patrick A. Dean and Beth A. Dean Husband and wife whose names 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 this the 8th day of July, 2016.



✓ 
Notary Public

MR-BR-10305-04432


This instrument was prepared by Joan M. Brady 449 Taft Avenue, Glen Ellyn, IL 60137



20160902000320430 2/5 \$46.00
Shelby Cnty Judge of Probate, AL
09/02/2016 01:25:02 PM FILED/CERT

LEGAL DESCRIPTION

Lot 3104, according to the survey of Riverchase Country Club 31st Addition as recorded in Map Book 18, Page 122, Instrument No. 94-23360, in the Office of the Judge of Probate of Shelby County, Alabama.


20160902000320430 3/5 \$46.00
Shelby Cnty Judge of Probate, AL
09/02/2016 01:25:02 PM FILED/CERT

WARRANTY DEED

FROM


Patrick A. Dean and Beth A. Dean
husband and wife

TO

Patrick Drake Schach and Janna E. Schach

SEND TAX NOTICE TO:

Patrick Drake Schach and Janna E. Schach
1018 Oak Tree Road
Hoover, AL 35244


20160902000320430 4/5 \$46.00
Shelby Cnty Judge of Probate, AL
09/02/2016 01:25:02 PM FILED/CERT

Real Estate Sales Validation Form

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

| | | | |
|------------------|---|-------------------------|---|
| Grantor's Name | Patrick A. Dean and Beth A. Dean | Grantee's Name | Patrick Drake Schach Janna E. Schach |
| Mailing Address | X 1018 OAK TREE RD X HOOVER AL 35244 | Mailing Address | 1018 Oak Tree Road Hoover, AL 35244 |
| Property Address | 1018 Oak Tree Road Hoover, AL 35244 | Date of Sale | August 25, 2016 |
| | | Total Purchase Price | \$ 375,000.00 |
| | | 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 | _____ Appraisal |
| _____ Sales Contract | _____ Other _____ |
| X _____ 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 | Settlement Date | Print | X PATRICK A. DEAN |
| Unattested | | Sign | X [Signature] |
| | (verified by) | | (Grantor/Grantee/Owner/Agent) circle one |

Form RT-1



20160902000320430 5/5 \$46.00
Shelby Cnty Judge of Probate, AL
09/02/2016 01:25:02 PM FILED/CERT

CLAYTON R. SUGGNEY, ATTORNEY AT LAW