

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200

SEND TAX NOTICE TO:
RESEDA P. WHITE
2052 SHAGBARK ROAD

Birmingham, AL 35242

HOOVER, ALABAMA 35244

WARRANTY DEED

20161003000359960

10/03/2016 08:34:00 AM

DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, MARY ANN BRECHUN AND ROMAN A. BRECHUN, HUSBAND AND WIFE (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto RESEDA P. WHITE (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 813, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTY CLUB, FIFTEENTH ADDITION, RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 8, PAGE 168, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$209,000 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is 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, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 29 day of SEPTEMBER, 2016.

Mary Ann Brechun
MARY ANN BRECHUN
Roman A. Brechun
ROMAN A. BRECHUN

STATE OF ALABAMA)
Baldwin COUNTY)

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

Given under my hand and official seal this 29th day of SEPTEMBER, 2016.

[Signature]
Notary Public
My Commission Expires: My Commission Expires 05/15/2018

STATE OF ALABAMA)
Baldwin COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ROMAN A. BRECHUN, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of SEPTEMBER, 2016.

[Signature]
Notary Public
My Commission Expires: My Commission Expires 05/15/2018

Real Estate Sales Validation Form

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

Grantor's Name Mary Ann Brechun
Mailing Address c/o George Vaughn
300 Cahaba Park Circle Station
Birmingham AL 35242

Grantee's Name Roseda P. White
Mailing Address 2052 Shagbark Road
Hoover AL 35244

Property Address 2052 Shagbark Road
Hoover AL 35244

Date of Sale 9/30/2016
Total Purchase Price \$ 220,000
or
Actual Value \$
or
Assessor's Market Value \$

20161003000359960 10/03/2016
08:34:00 AM DEEDS 3/3

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 9/30/2016

Print George Vaughn

Unattested

Sign [Signature]



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/03/2016 08:34:00 AM
\$32.00 CHERRY
20161003000359960

(verified by)

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1