

Commitment Number: 21432884

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink, LLC

1400 Cherrington Parkway

Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

GENERAL WARRANTY DEED

CE
CAZY

~~Gary~~ **Elam** married to **Geneva Elam**, whose mailing address is **1169 Forest Lakes Way Sterrett, AL 35147**, hereinafter grantor, for \$198,000.00 (One Hundred Ninety Eight Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Amber K. Bellamy**, hereinafter grantee, whose tax mailing address is **1169 Forest Lakes Way Sterrett, AL 35147**, the following real property:

The following described property: Lot 310 according to the survey of Forest Lakes, Sector 4, as recorded in Map Book 33 at Page 25A, B & C in the office of the judge of probate court of Shelby County, Alabama.

Assessor's Parcel No: 095220008039000

Property Address is: 1169 Forest Lakes Way Sterrett, AL 35147

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 20050519000243850

Executed by the undersigned on 9/30, 2016:

cc
CAZ-1 Gary Elam

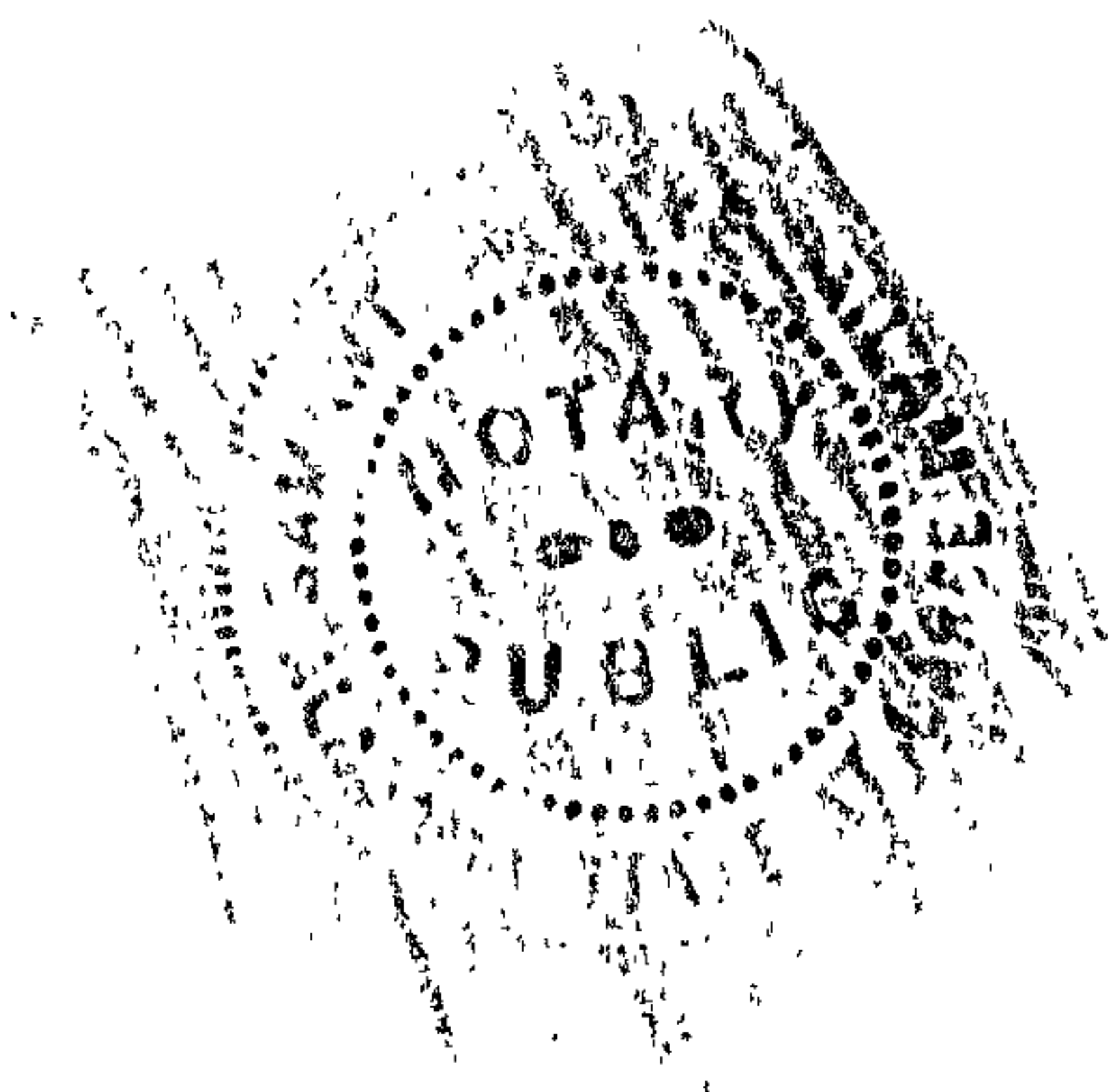
Geneva Elam
Geneva Elam

STATE OF ALABAMA
COUNTY OF JEFFERSON

cc
CAZ-1 I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Gary Elam and Geneva Elam whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 30th day of SEPTEMBER 2016

[Signature]
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Gary Elam
Mailing Address 1169 Forest Lakes Way Sterrett,
AL 35147

Grantee's Name Amber K. Bellamy
Mailing Address 1169 Forest Lakes Way
Sterrett, AL 35147

Property Address 1169 Forest Lakes Way Sterrett,
AL 35147

Date of Sale 09/30/16
Total Purchase Price 198,000.00

20161003000361570 10/03/2016
03:02:05 PM QCDEED 3/3

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 9/30/16

Print GARY ELAM

Unattested

Sign [Signature]

(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
10/03/2016 03:02:05 PM
\$219.00 CHERRY
20161003000361570

[Signature]