

This instrument prepared by:  
Patrick F. Smith  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
LaVerne Edward O'Loane  
449 Savannah Cove  
Calera, AL 35040

### GENERAL WARRANTY DEED

20170111000011550

STATE OF ALABAMA )  
SHELBY COUNTY )

01/11/2017 11:37:52 AM  
DEEDS 1/2

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Fifty-Eight Thousand And No/100 Dollars (\$158,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, John Justin Kirchler and Rosalynda Marie Kirchler, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto LaVerne Edward O'Loane (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

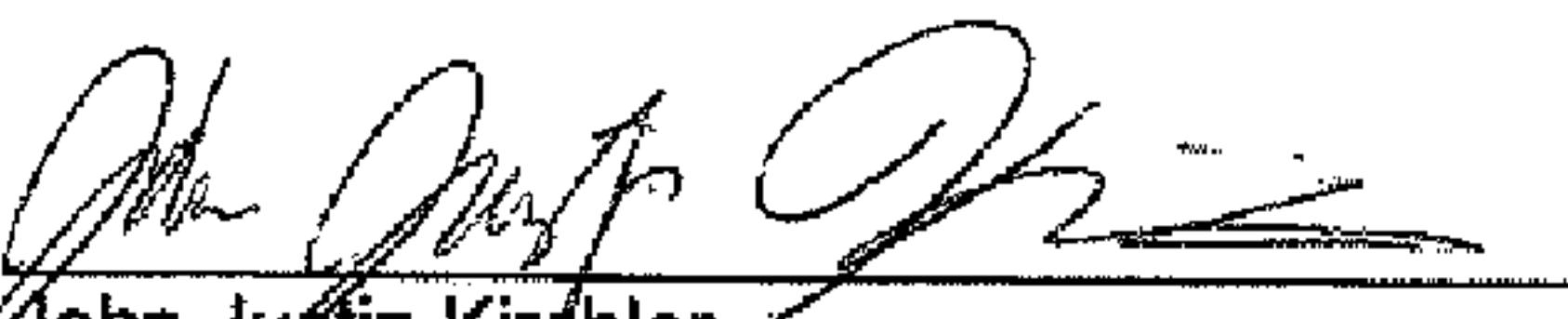
Lot 526, according to the Survey of Savannah Pointe, Sector V, Phase II, as recorded in Map Book 30, Page 42, in the Probate Office of Shelby County, Alabama.

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.

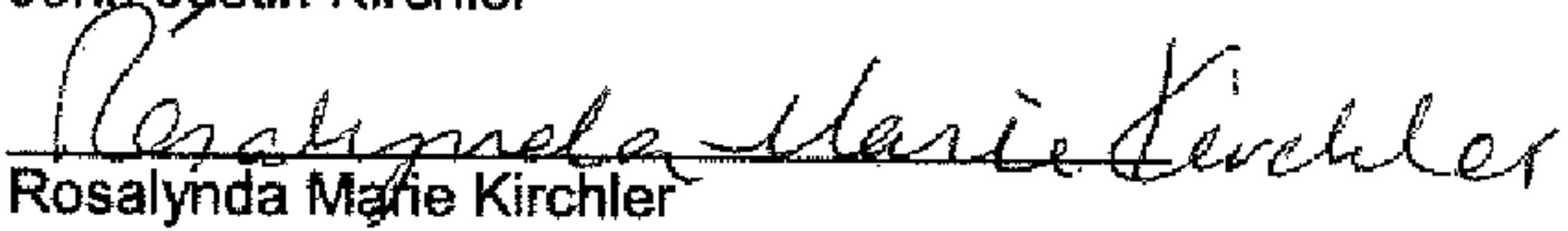
Subject to a third party mortgage in the amount of \$158,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on December 28, 2016.



John Justin Kirchler



Rosalynda Marie Kirchler

STATE OF ALABAMA  
COUNTY OF SHELBY

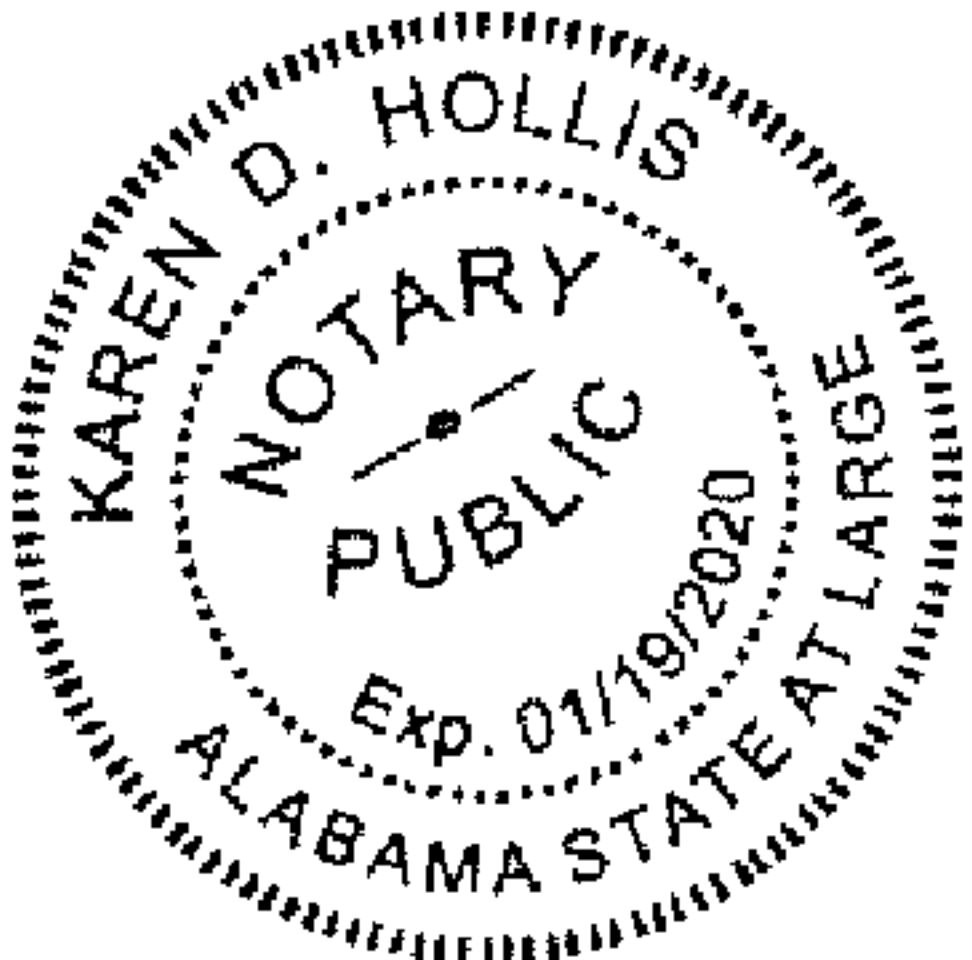
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify John Justin Kirchler and Rosalynda Marie Kirchler whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 28th day of December, 2016.



Notary Public

My commission expires:



Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name John Justin Kirchler and Rosalynda Marie Kirchler Grantee's Name LaVerne Edward O'Loane

Mailing Address 449 Savannah Cove Calera, AL 35040 Mailing Address 449 Savannah Cove Calera, AL 35040

Property Address 449 Savannah Cove Calera, AL 35040

Date of Sale December 28, 2016  
Total Purchase Price \$158,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$

**20170111000011550 01/11/2017 11:37:52 AM DEEDS 2/2**

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 - John Justin Kirchler and Rosalynda Marie Kirchler, 449 Savannah Cove, Calera, AL 35040.

Grantee's name and mailing address - LaVerne Edward O'Loane, 449 Savannah Cove, Calera, AL 35040.

Property address - 449 Savannah Cove, Calera, AL 35040

Date of Sale - December 28, 2016.

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: December 28, 2016

Sign \_\_\_\_\_  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/11/2017 11:37:52 AM  
\$19.00 CHERRY  
20170111000011550



