

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

SEND TAX NOTICE TO:
Daniel Lute
1005 Parkers Cove
Montevallo, AL 35115

20170111000011600
01/11/2017 11:40:25 AM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty Thousand And No/100 Dollars (\$150,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Adina Sterling Clark and Melvin Clark, II, wife and husband, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Daniel Lute (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 37A, according to the Survey of Ammersee Lakes 2nd Sector, as recorded in Map Book 36, Page 99, in the Probate Office of Shelby County, Alabama.

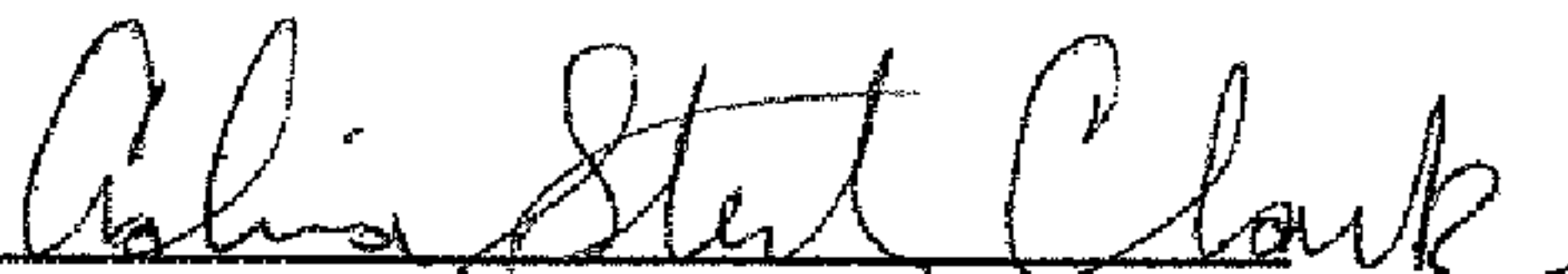

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Fifty-One Thousand Five Hundred Fifteen And No/100 Dollars (\$151,515.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Said deed to recite Adina Sterling Clark is one and the same person as Adina Sterling, Grantee as recorded in Instrument #20130813000329880.

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 16, 2016.

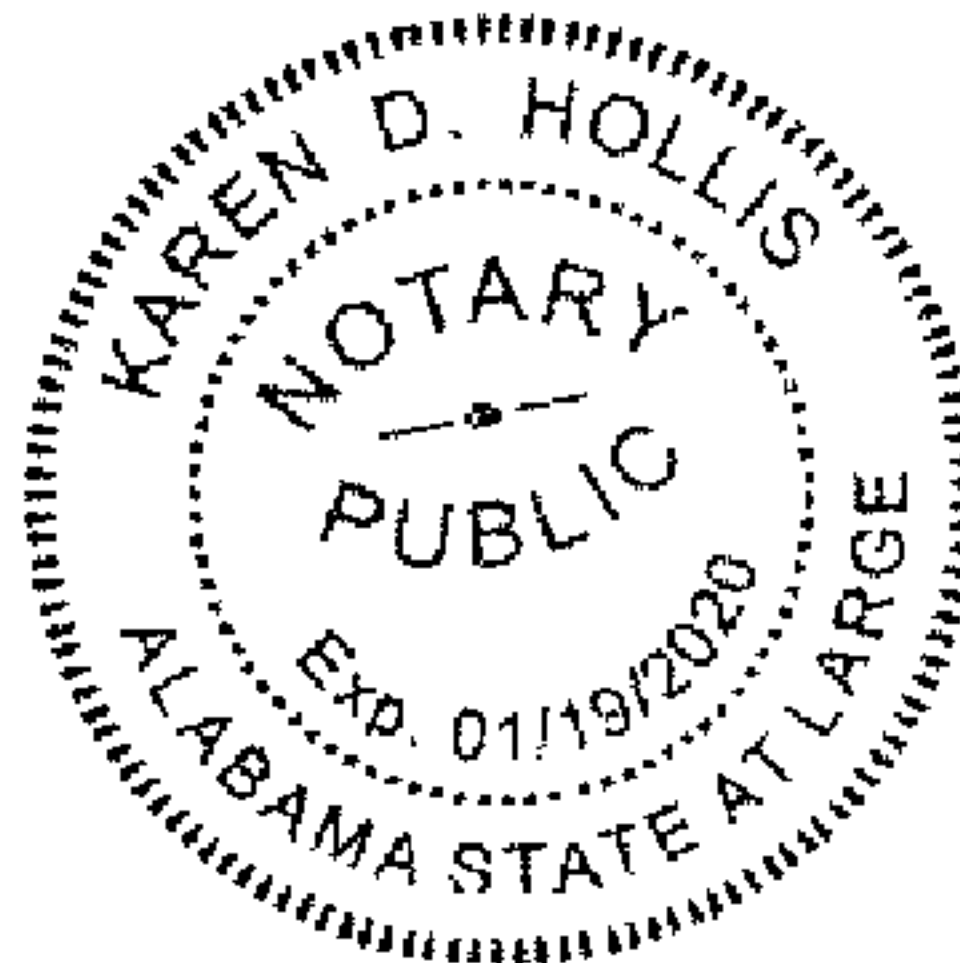

Adina Sterling Clark

Melvin Clark, II

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Adina Sterling Clark and Melvin Clark, II whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 16th day of December 2016.


Notary Public
My commission expires:



20170111000011600 01/11/2017 11:40:25 AM DEEDS 2/2

Grantor's Name Adina Sterling Clark and Melvin
Clark, II

Grantee's Name Daniel Lute

Mailing Address 1005 Parkers Cove
Montevallo, AL 35115

Mailing Address _____

Property Address 1005 Parkers Cove
Montevallo, AL 35115

Date of Sale December 16, 2016

Total Purchase Price \$150,000.00

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

X Sales Contract

Other: _____

____ 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 - Adina Sterling Clark and Melvin Clark, II, 1005 Parkers Cove, Montevallo,
AL 35115.

Grantee's name and mailing address - Daniel Lute, , .

Property address - 1005 Parkers Cove, Montevallo, AL 35115

Date of Sale - December 16, 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.

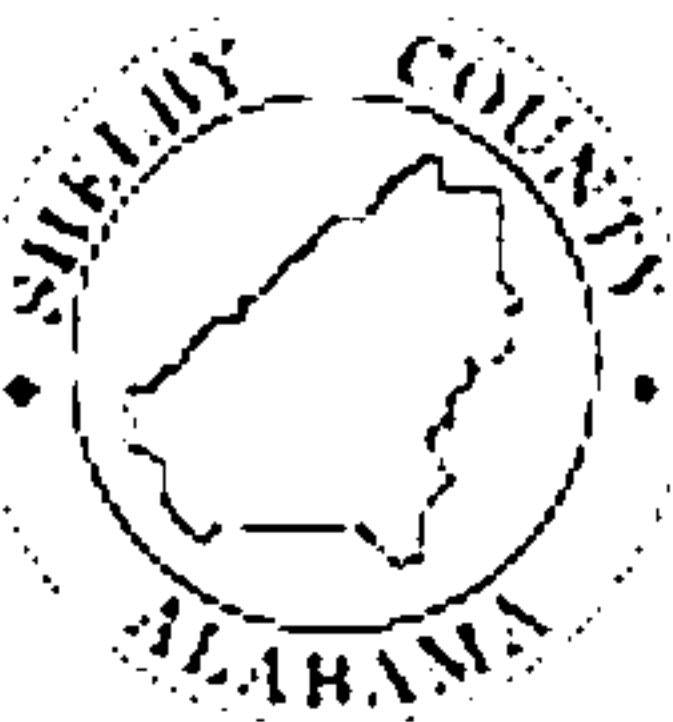
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes with be used and the taxpayer will be 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 16, 2016

Sign


Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/11/2017 11:40:25 AM
\$19.00 CHARITY
20170111000011600

