

**After Recording Send Tax Notice To:**

Eugene A. Vonderau  
Mary Lou Vonderau  
P. O. Box 635  
Helena, AL 35080

20170112000016370  
01/12/2017 01:45:23 PM  
DEEDS 1/3

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, we, **Eugene A. Vonderau and Mary Lou Vonderau**, husband and wife (herein referred to as Grantor), who certify that the property conveyed hereby constitutes our homestead, grant, bargain, sell and convey unto **Eugene A. Vonderau and Mary Louise Vonderau, Trustees of the Vonderau Family Trust dated December 22, 2016, and any amendments thereto** (herein referred to as Grantee), as tenants in common, the real estate described below situated in Shelby County, Alabama, to wit:

***Lot 8 according to the survey of subdivision of Lots 1 and 4 South Cove 3<sup>rd</sup> Sector as recorded in Map Book 21, Page 70 Shelby County, Alabama Records.***

**THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.**

To have and to hold to the said grantee, as tenants in common, their heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND we, do for ourselves, covenant with the said Grantee, their heirs and assigns, that we am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 9<sup>th</sup> day of January, 2017.

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Eugene A. Vonderau  
Eugene A. Vonderau

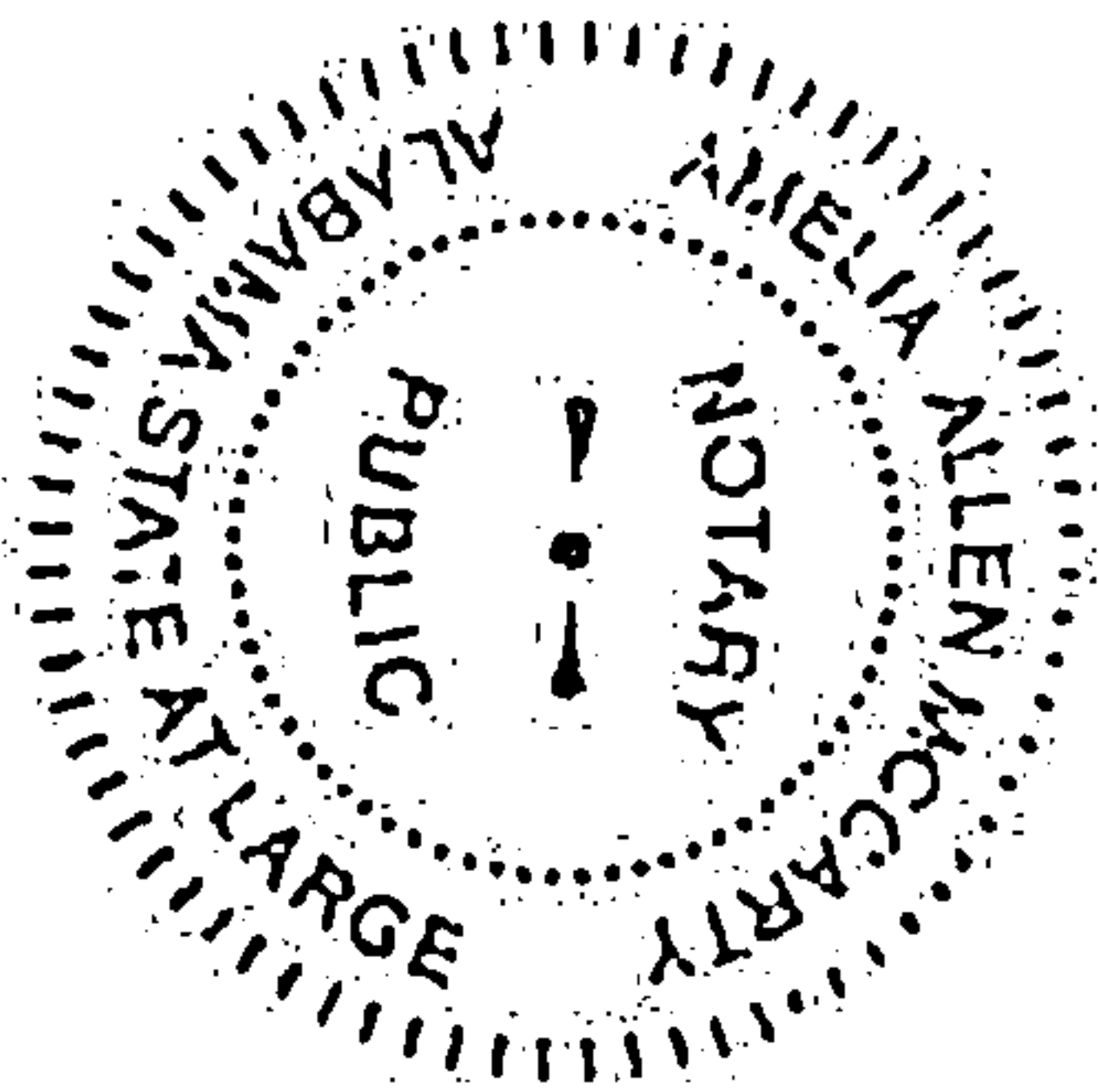
Mary Lou Vonderau  
Mary Lou Vonderau

STATE OF ALABAMA

COUNTY OF SHELBY

I, Amelia Allen McCarty, a Notary Public in and for said County, in said State, hereby certify that **Eugene A. Vonderau and Mary Lou Vonderau**, husband and wife whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me 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 of office  
this 9<sup>th</sup> day of January,  
2017.



Amelia Allen McCarty  
NOTARY PUBLIC  
My Commission Expires: August 24, 2020

**This Document Prepared By:**

John R. Holliman  
2491 Pelham Parkway  
Pelham, AL 35124  
205-663-0281

# Real Estate Sales Validation Form

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

Grantor's Name Eugene A. Vonderau  
Mailing Address Mary Lou Vonderau  
P. O. Box 635  
Helena, AL 35080

Grantee's Name Eugene A. Vonderau & Mary Louise  
Mailing Address Vonderau, Trustees of the Vonderau  
Family Trust dated Dec. 22, 2016  
P. O. Box 635, Helena, AL 35080

Property Address 300 South Cove Court  
Helena, AL 35080

Date of Sale  
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 451,810.00

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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

☐ 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

Print John R. Holliman

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/12/2017 01:45:23 PM  
\$473.00 CHERRY  
20170112000016370

*[Signature]*