


Send tax notice to:
Janet S. Austin
4538 Lake Valley Drive
Birmingham, AL 35244
PEL1700029

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby


20170124000028850 1/3 \$206.00
Shelby Cnty Judge of Probate, AL
01/24/2017 01:36:05 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Five Thousand and 00/100 Dollars (\$185,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Edward L. Goldblatt, a married man whose mailing address is: 270 Vineyard Lane, Birmingham, AL 35242** (hereinafter referred to as "Grantor"), by **Janet S. Austin, Donna Austin McLaurin and Adam Justis McLaurin** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of Southlake Townhomes, as recorded in Map Book 12, Page 78, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

The property being conveyed herein does not constitute the homestead of the Grantor nor the homestead of the Grantor's spouse.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 01/24/2017
State of Alabama
Deed Tax: \$185.00

IN WITNESS WHEREOF, Grantor Edward L. Goldblatt has hereunto set his signature and seal on January 20, 2017.



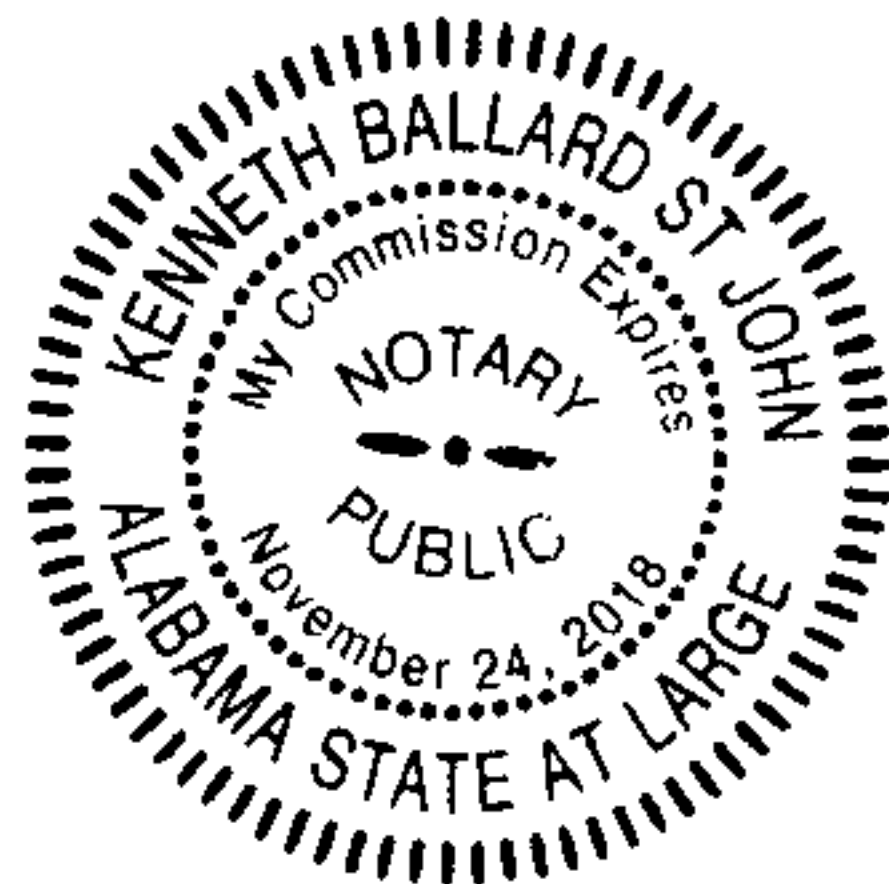
Edward L. Goldblatt

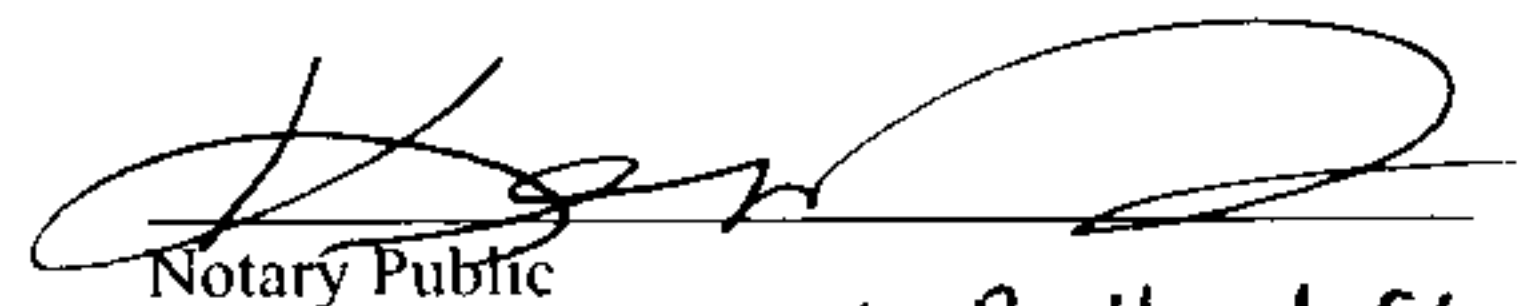
STATE OF ALABAMA
COUNTY OF Shelby

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

Given under my hand and official seal this the 20th day of January, 2017.

(NOTARIAL SEAL)






Notary Public

Print Name: Kenneth Ballard St John

Commission Expires: 11/24/2018


20170124000028850 2/3 \$206.00
Shelby Cnty Judge of Probate: AL
01/24/2017 01:36:05 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Edward L Gohlblatt
Mailing Address 270 Vineyard Ln
Birmingham AL 35242

Grantee's Name Tenet S Austin
Mailing Address Dorinda Austin Lawler
Adam Justin McLean
4538 Lake Valley Dr
Birmingham AL 35244

Property Address 4538 Lake Valley Dr
Birmingham AL 35244

Date of Sale 1/20/17

Total Purchase Price \$ 185,000

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 1/20/17

Print Kenneth B Stehr

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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