

THIS INSTRUMENT PREPARED BY:
JOSEPH CHARLES SOMMA, ESQ.
CARIBOU NATIONAL TITLE, INC.
2084 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35244

20170202000040280
02/02/2017 10:35:19 AM
DEEDS 1/3

PLEASE SEND TAX NOTICES TO:
TUSCACAL, LLC
2084 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35244

GENERAL
WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred One Thousand Four Hundred Fifty Three and 81/100 Dollars (\$101,453.81)** to the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt and sufficiency whereof is hereby acknowledged, I/we **Jeffrey L. Norris and Sarah H. Norris, husband and wife** (herein referred to as **GRANTOR(S)**), do hereby grant, bargain, sell and fully convey unto **Tuscacal, LLC** (herein referred to as **GRANTEE(S)**), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 512, according to the Survey of Weatherly Aberdeen - Sector 18, as recorded in Map Book 21, Page 148, in the Probate Office of Shelby County, Alabama.

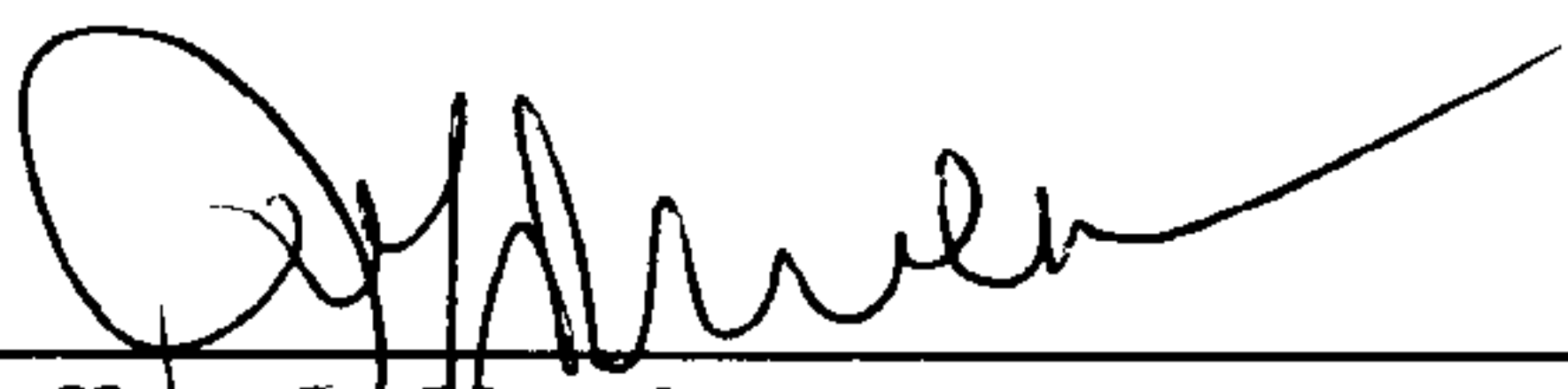
Property address: 544 Treymoor Lake Circle, Alabaster, AL 35007.

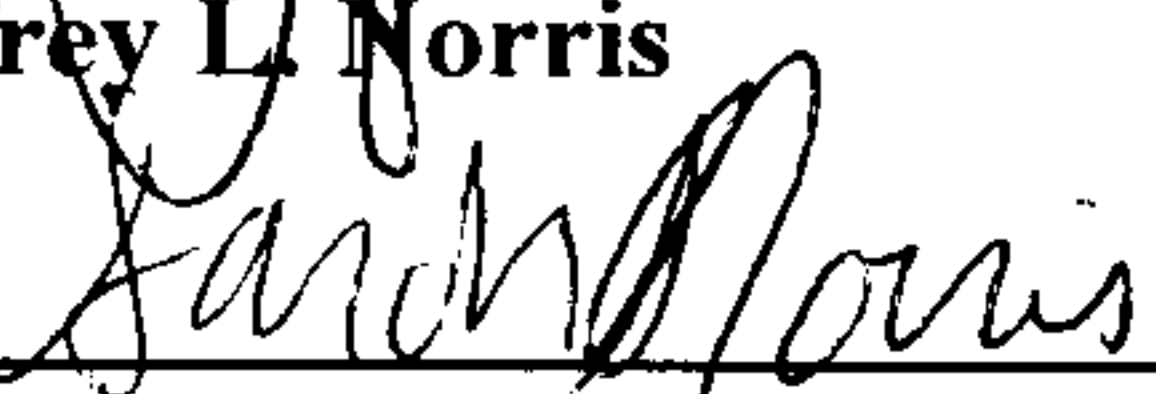
Subject to: (1) Property taxes for the current year and any previous or subsequent years
(2) easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) mineral and mining rights, if any.

TO HAVE AND TO HOLD unto the said **GRANTEE(S)**, his/her/their heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said **GRANTEE(S)**, his/her/their heir(s) and assigns, that I/we am/are lawfully seized in fee simple of said premises; that it is free from any and all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; and that I/we will and my/our heir(s), executor(s) and administrator(s) shall warrant and defend the same to the said **GRANTEE(S)**, his/her/their heirs and assigns forever, against the lawful claims of any and all persons.

IN WITNESS WHEREOF, **GRANTOR(S)** has/have hereunto set his/her/their hand(s) and seal, this the 18th day of November, 2016.



Jeffrey L. Norris


Sarah H. Norris

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, hereby certify that **Jeffrey L. Norris**, 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 instrument and with full authority, she/he has executed the same voluntarily on the day the same bears date.

Given under my hand this 18th day of November, 2016.



Notary Public
My commission expires:



STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, hereby certify that **Sarah H. Norris**, 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 instrument and with full authority, she/he has executed the same voluntarily on the day the same bears date.

Given under my hand this 18th day of November, 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: **Jeffrey L. Norris
Sarah H. Norris**
Mailing Address: **1032 Maryanna Road
Calera, AL 35040**

Grantee's Name: **Tuscacal, LLC**
Mailing Address: **2084 Valleydale Road
Birmingham, AL 35244**

Property Address: **544 Trey Moor Lake Circle
Alabaster, AL 35007**

Date of Sale: **November 18, 2016**
Purchase Price: **\$101,453.81**

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: **November 18, 2016**

Print: **Joseph A. Macon, III**

____ Unattested _____
(verified by)

Sign: 
(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
02/02/2017 10:35:19 AM
\$122.50 CHERRY
20170202000040280

A handwritten signature in dark ink, appearing to read "James W. Fuhrmeister", is written over the official text of the county clerk.