

This instrument prepared by:
Cherokee W. Wooley, Esq.
Law Offices of Thomas J. Skinner, IV, LLC
2164 11th Avenue South
Birmingham, Alabama 35205

Send tax notice to:
Wolfgang Scherzer
167 Twin Oaks Lane
Vincent, AL 35178

SOURCE OF TITLE: Instrument No. 20120917000351800

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, the undersigned Grantors Robert L. Harwell and Gwen S. Harwell, husband and wife, in hand paid by Wolfgang Scherzer and Leigh W. Kent Scherzer, husband and wife (hereinafter, "Grantees"), as joint tenants with right of survivorship, the receipt and sufficiency of which are hereby acknowledged, the said Grantors do hereby grant, bargain, sell, and convey unto said Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:


See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants with right of survivorship, their heirs and assigns forever.

Grantors do for themselves, their respective heirs, executors, administrators and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as set forth hereinabove; that they have a good right to sell and convey the same as aforesaid; and that they will, and their respective heirs, executors, and assigns shall warrant and defend the same to Grantees, their respective heirs, executors, and assigns forever against the lawful claims of all persons.

Grantors do hereby certify that the above described property does not constitute their respective homesteads as defined by Section 6-10-2 of the Code of Alabama (1975).

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on or as of the 17th day of Feb, 2017.


20170224000066040 1/5 \$79.50
Shelby Cnty Judge of Probate, AL
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Robert L. Harwell
Robert L. Harwell

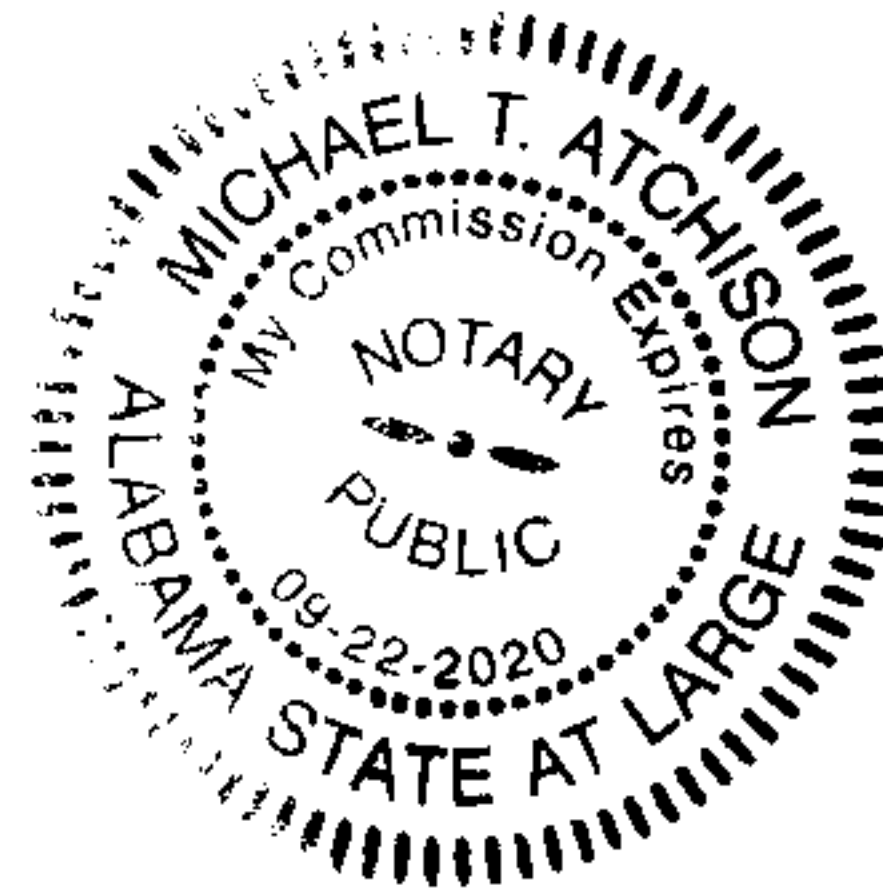
STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, hereby certify that **Robert L. Harwell**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of this office this 17th day of Feb, 2017.

[SEAL]

[Signature]
Notary Public
My commission expires:



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Shelby Cnty Judge of Probate, AL
02/24/2017 03:05:52 PM FILED/CERT

Shelby County, AL 02/24/2017
State of Alabama
Deed Tax: \$52.50


Gwen S. Harwell

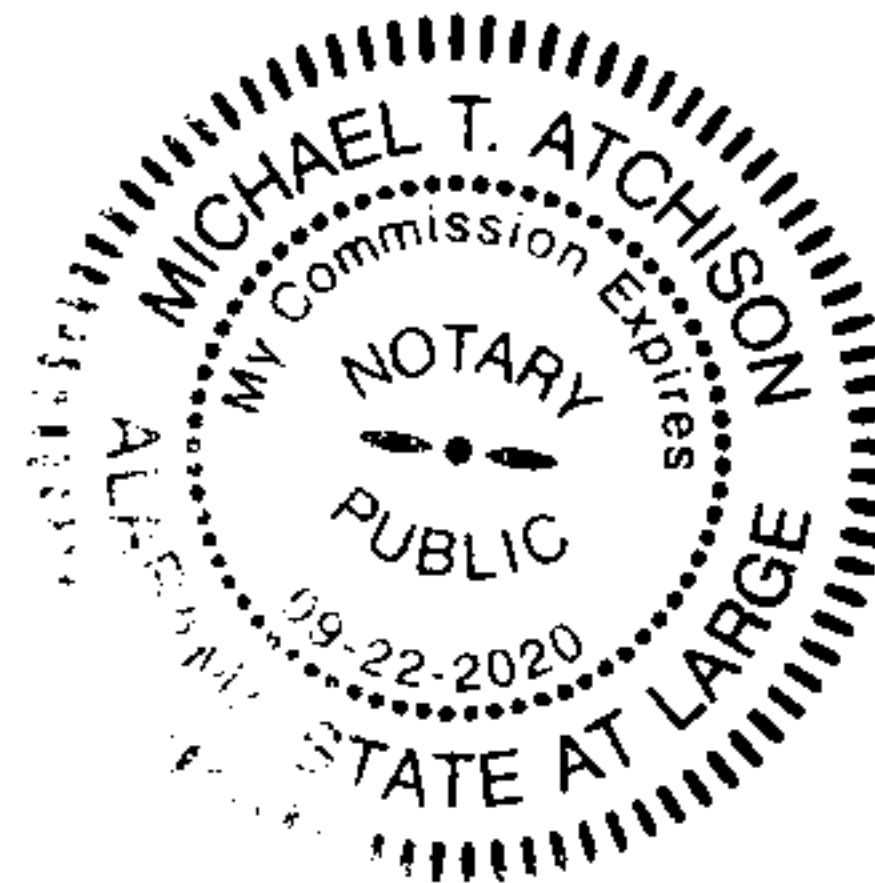
STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, hereby certify that **Gwen S. Harwell**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of this office this 17th day of Sept, 2017.

[SEAL]


Notary Public
My commission expires: 9-22-20





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EXHIBIT "A"
LEGAL DESCRIPTION

A part of the N 1/2 of the SE 1/4, Section 9, Township 19 South, Range 2 East, Shelby County, Alabama, described as commencing at a 1/2" rebar marking the northwest corner of the Southeast Quarter of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama and thence proceed South 0 degrees 36 minutes 50 seconds East along the West boundary of said Southeast Quarter for a distance of 711.96 feet to a 1/2" open top pipe found, said point being the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING, proceed South 87 degrees 58 minutes 01 second East along a barbed wire fence for a distance of 942.39 feet to a 5/8" capped rebar set (Bailey CA 899LS); thence proceed South 0 degrees 36 minutes 50 seconds East for a distance of 525.50 feet to a 5/8" capped rebar set (Bailey CA 899LS); thence proceed North 85 degrees 37 minutes 32 seconds West for a distance of 944.96 feet to a 1/2" capped rebar found (Shiflett PLS #21784), at a barbed wire fence running North and South, said point being on the West boundary of the Southeast Quarter; thence proceed North 0 degrees 36 minutes 50 seconds West along the West boundary of the aforementioned Southeast quarter for a distance of 486.85 feet to the POINT OF BEGINNING.



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Real Estate Sales Validation Form

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

Grantor's Name	Robert L Harwell Gwen S. Harwell	Grantee's Name	Wolfgang Scherzer Leigh E. Kent-Scherzer
Mailing Address	<u>607 Spring Dr</u> <u>Sylacauga AL 35150</u>	Mailing Address	<u>167 Twin Oaks Lane</u> <u>Vincent, AL 35178</u>
Property Address	<u>Home</u> <u>Vincent, AL 35178</u>	Date of Sale	<u>February 17, 2017</u>
		Total Purchase Price	<u>\$52,500.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 February 15, 2017

Print Robert L Harwell

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



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Form RT-1