

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. 20120917000351820

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 Rodney L. Greene and Shirl L. Greene, 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.

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


20170224000066050 1/5 \$79.50
Shelby Cnty Judge of Probate, AL
02/24/2017 03:05:53 PM FILED/CERT

Rodney L. Greene
Rodney L. Greene

STATE OF ALABAMA)
Shelby COUNTY)

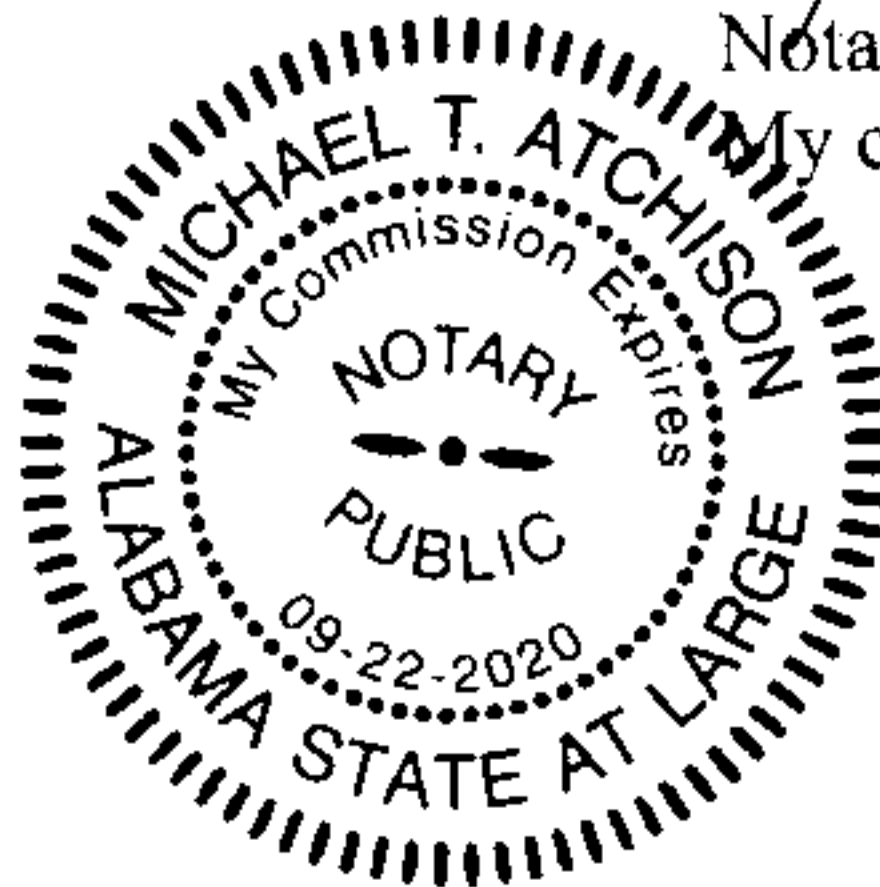
I, the undersigned, hereby certify that **Rodney L. Greene**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

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

[SEAL]

Michael T. Atchison
Notary Public

My commission expires: 9-22-20



20170224000066050 2/5 \$79.50
Shelby Cnty Judge of Probate, AL
02/24/2017 03:05:53 PM FILED/CERT

Shirl L. Greene
Shirl L. Greene

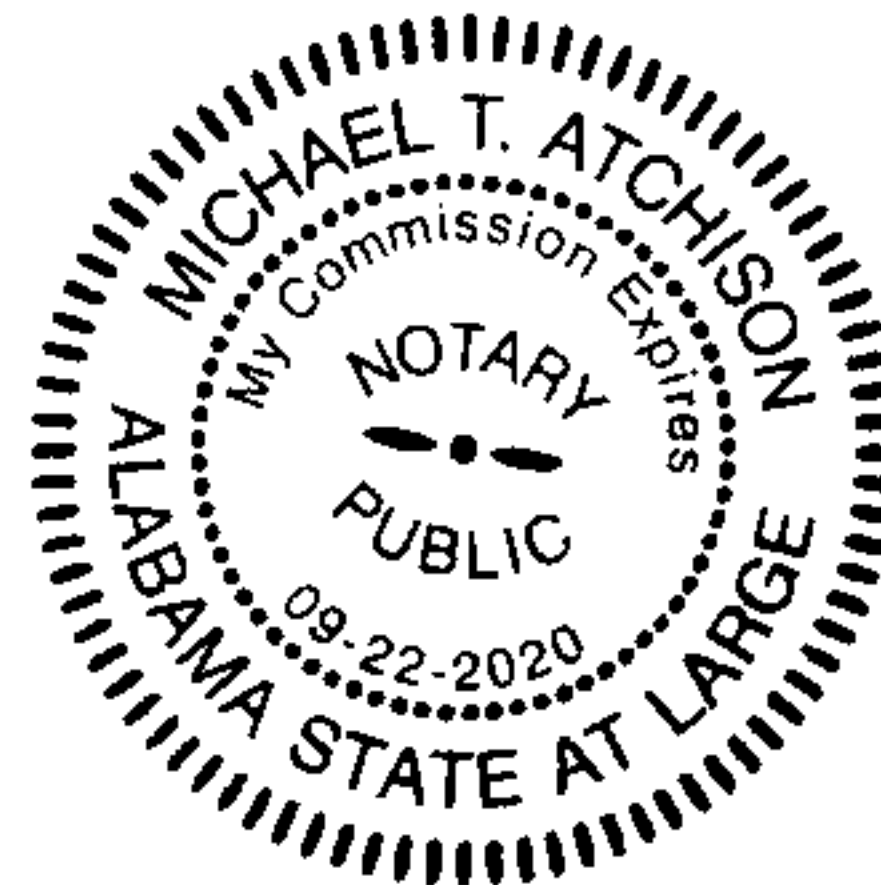
STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, hereby certify that **Shirl L. Greene**, 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 Feb, 2017.

[SEAL]

Michael T. Atchison
Notary Public
My commission expires: 9-22-20



20170224000066050 3/5 \$79.50
Shelby Cnty Judge of Probate: AL
02/24/2017 03:05:53 PM FILED/CERT

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; thence 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); said point being the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING continue South 87 degrees 58 minutes 01 second East along a barbed wire fence for a distance of 881.49 feet to a 3/4" open top pipe found at the intersection of a barbed wire fence running North and South; thence proceed South 0 degrees 03 minutes 17 seconds West along said fence for a distance of 561.11 feet to a 1/2" capped rebar found (Shiflett PLS #21774); thence proceed North 85 degrees 37 minutes 32 seconds West for a distance of 877.33 feet to a 5/8" capped rebar set (Bailey CA 899LS); thence proceed North 0 degrees 36 minutes 50 seconds West parallel to the West boundary of the aforementioned Southeast quarter for a distance of 525.50 feet to the POINT OF BEGINNING.

20170224000066050 4/5 \$79.50
Shelby Cnty Judge of Probate, AL
02/24/2017 03:05:53 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

Rodney L. Greene

Grantee's Name

Wolfgang Scherzer
Leigh E. Kent-Scherzer

Mailing Address

Shirl L. Greene

Mailing Address

167 Twin Oaks Lane

21130 Hwy 81
Vincent, AL 35178

Vincent, AL 35178

Property Address

Vincent, AL 35178

Date of Sale

February 17, 2017

Total Purchase Price

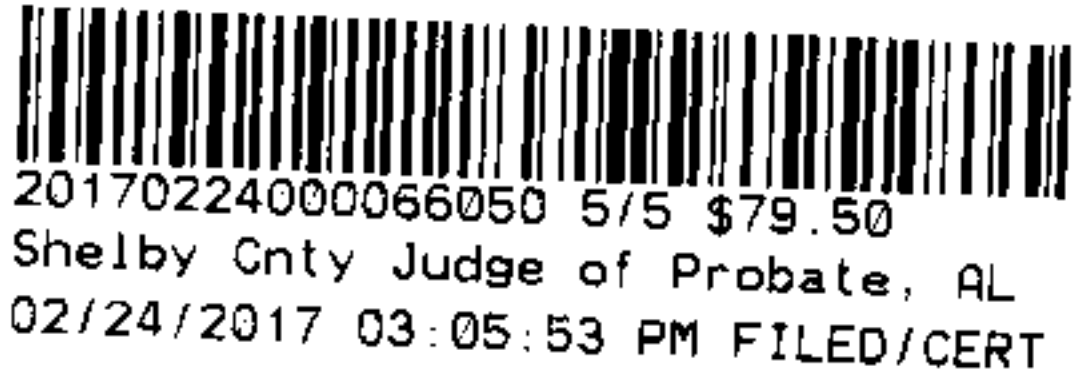
\$52,500.00

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
☒ 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 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 ~~RODNEY L. GREENE~~ Rodney Greene

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1