

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Christopher Dean Fournier
88 Dogwood Circle
Montevallo, AL 35115

20170522000178770
05/22/2017 03:25:28 PM
DEEDS 1/3

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Eighty-Two Thousand and no/100 Dollars (\$82,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **DAVID J. CARLSON and REBECCA A. CARLSON, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **CHRISTOPHER DEAN FOURNIER** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

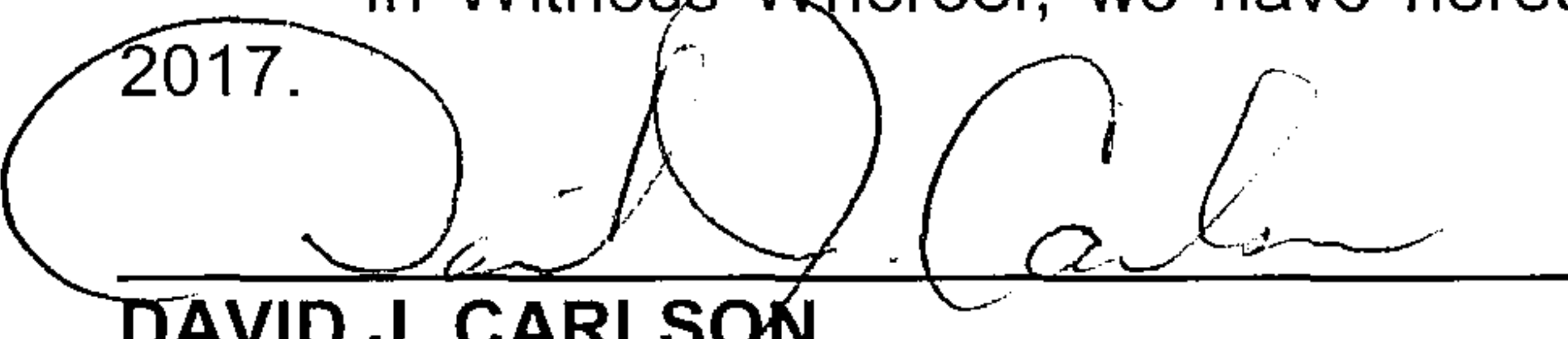
Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

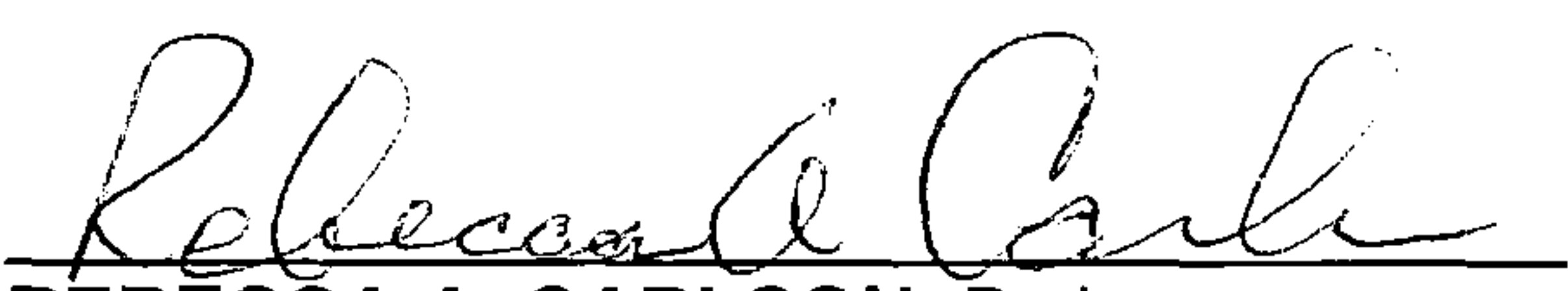
\$80,514.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated 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, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 8th day of May,

2017.

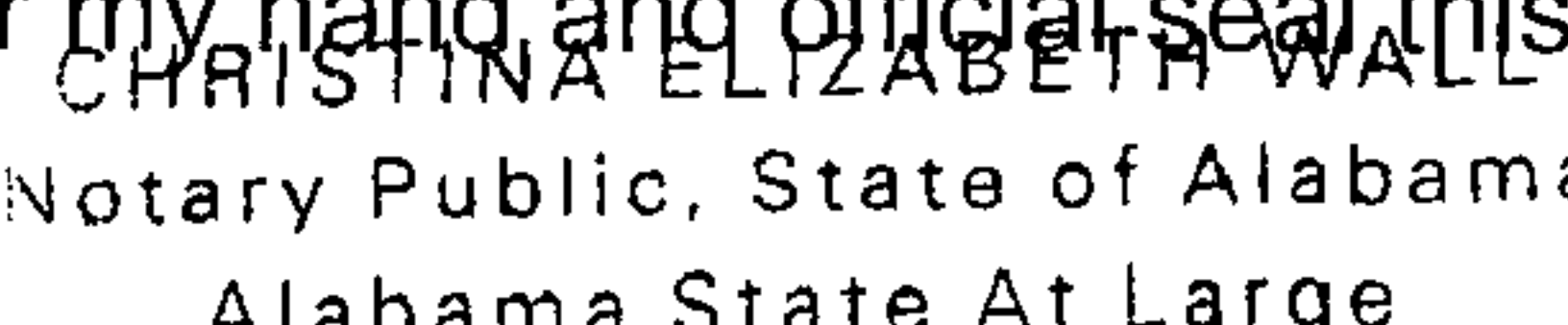

DAVID J. CARLSON

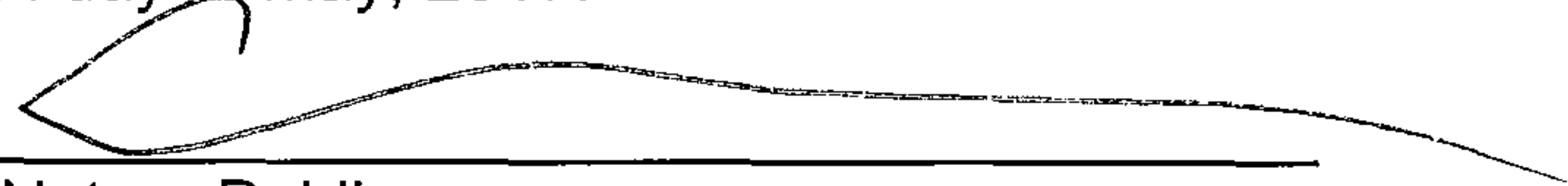

REBECCA A. CARLSON, By her
Attorney in Fact, **DAVID J. CARLSON**

STATE OF ALABAMA
COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **DAVID J. CARLSON**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of May, 2017.


CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021

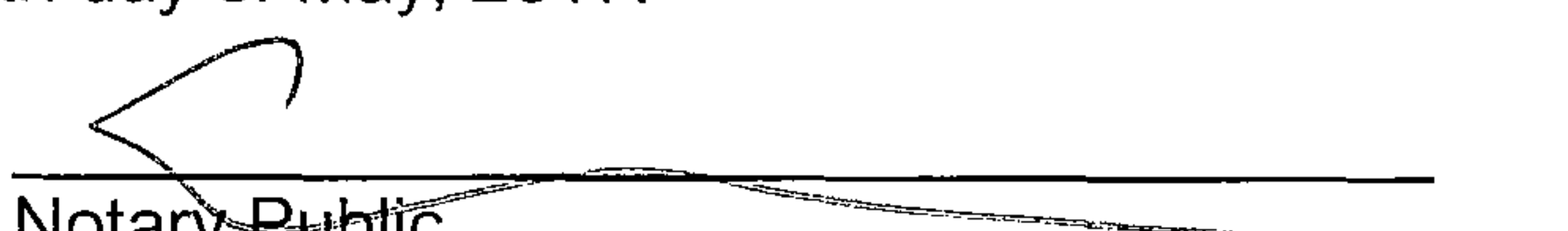

Notary Public
My Commission Expires: 01/30/2021

STATE OF ALABAMA
COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **DAVID J. CARLSON**, whose name as Attorney in Fact for **REBECCA A. CARLSON**, 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 this instrument, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of May, 2017.


CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021


Notary Public
My Commission Expires: 01/30/2017

Real Estate Sales Validation Form

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

Grantor's Name	David J. Carlson	Grantee's Name	Christopher Dean
Mailing Address	Rebecca A. Carlson 195 Roxboro Court Fayetteville, GA 30215	Mailing Address	Fournier 88 Dogwood Cr Montevallo, AL 35115
Property Address	88 Dogwood Cr Montevallo, AL 35115	Date of Sale	05/08/2017
		Total Purchase Price \$	82,000.00
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	

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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).

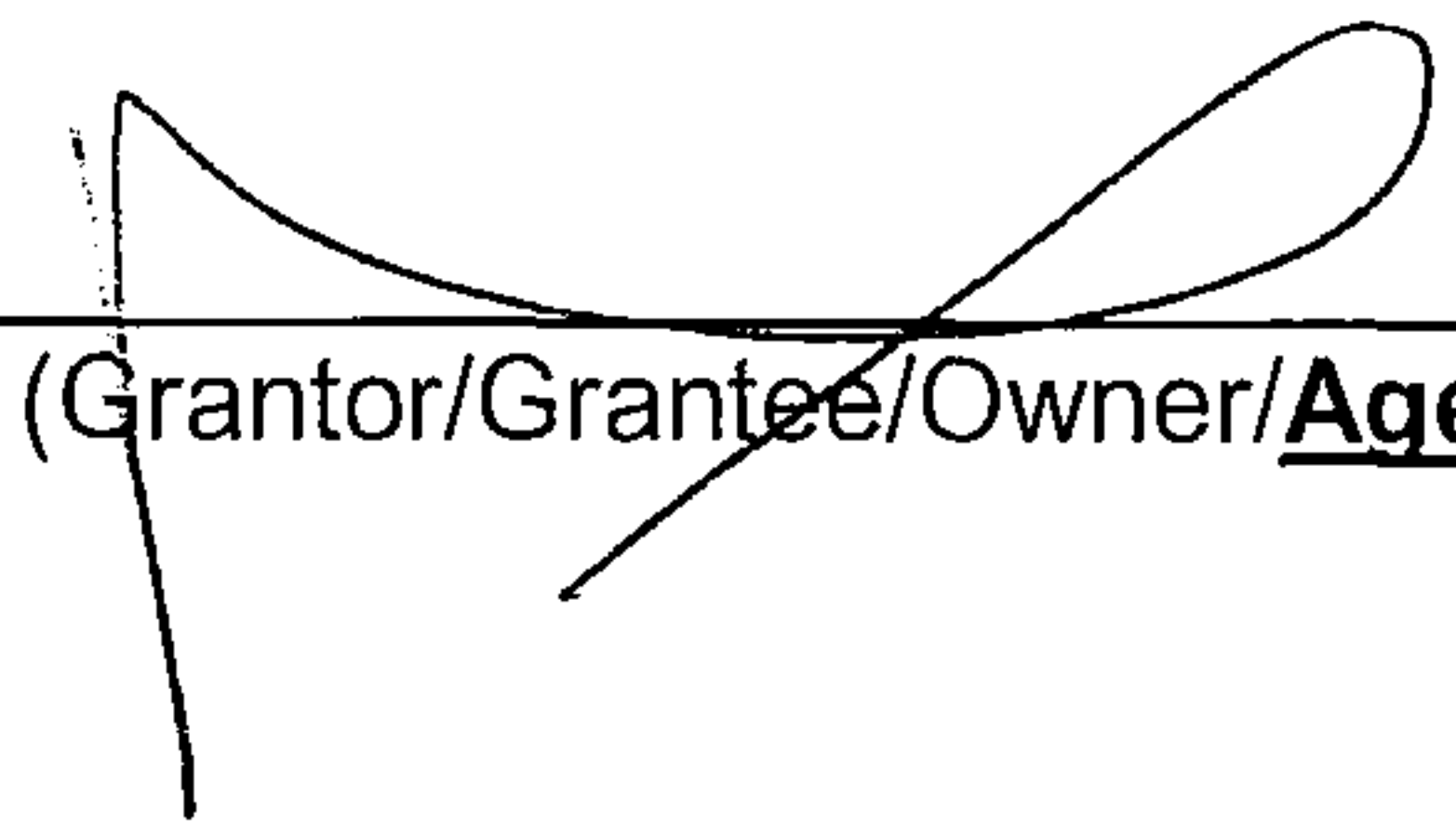
Date		Print	B. CHRISTOPHER BATTLES
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

EXHIBIT "A"

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A parcel of land situated in the SE ¼ of NW ¼ and NE ¼ and the SW 1/4/ of Section 5, Township 22 South, Range 3 West, more particularly described as follows: From the SE corner of the SE ¼ of NW ¼ of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, run a tie line of North 71°00' West 117.96 feet to an iron pin on the Southerly margin of an existing public road; thence along said right of way line North 59°59'59" West 126.39 feet to an iron pin; thence South 25°27'20" West 345.2 feet; thence South 44°55'44", East 167.9 feet; thence South 68°52'33" East 38.13 feet to the Northwesternly right of way line of the existing paved public street; run thence along said right of way line North 53°10'25" East 70.55 feet to an iron pin; thence run North 21°02' East 91.0 feet; thence run North 20°25'20" East 224.3 feet, back to the beginning point; being situated in Shelby County, Alabama.

PARCEL NUMBER: 27-3-05-0-002-030.000



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/22/2017 03:25:28 PM
\$22.50 CHERRY
20170522000178770

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name and title of the County Clerk.