

WARRANTY DEED

Lot 17, according to the Survey of Grande View Garden & Townhomes, First Addition as recorded in map Book 26, Page 16 in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions, and Rights Of Way of Record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF <u>I/We</u> have hereunto set <u>my/our</u> hand(s) and seal(s), this <u>23rd daty of May, 20<u>17</u>.</u>

Shelby County, AL 06/19/2017 State of Alabama Deed Tax:\$139.50

Christine J Culver

STATE OF <u>Alabama</u>

COUNTY <u>Jefferson</u>

General Acknowledgment

I, <u>THE UNDERSIGNED</u>, a Notary Public in and for said County, in said State, hereby certify that Christine J Culver, a <u>Singleton</u> person, whose name(s) <u>is/are</u> signed to the foregoing conveyance, and who <u>is/are</u> known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance <u>she</u> executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ______ 23rd _day of May ____, 20_17.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC

Jeremy Lee Parker

1560 Montgomery Hwy Ste 205

Birmingham, AL 35216



Shelby Cnty Judge of Probate, AL 06/19/2017 09:13:47 AM 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	Christine J Culver	Grantee's Na	ame Sharon R Rozin
Mailing Address	166 Gardenside Dr	Mailing Addr	ress 166 Gardenside Dr
/ (dd/ C33	Alabaster, AL 35007	<u> </u>	Alabaster, AL 35007
Property Address	166 Gardenside Dr	Date of Sale	May 23, 2017
	Alabaster AL 35007	Total Purcha Or	se Price 139,250.00
		Actual Value Or	\$
		Assessor's M	larket Value \$
Salesx Clo If the conv	sing Statement		the required information referenced above, the
Grantor's	name and mailing address	Instructions s - provide the name of the person	or persons conveying interest to property and
	nt mailing address.		
Grantee's being conv	-	s - provide the name of the persor	n or persons to whom interest to property is
Property a	iddress - the physical addi	ress of the property being conveye	ed, if available.
Date of Sa	ale - the date on which inte	erest to the property was conveyed	d.
	hase price - the total amou		operty, both real and personal, being conveyed
by the inst		-	operty, both real and personal, being conveyed praisal conducted by a licensed appraiser or the
use valuat	ion, of the property as det	ermined by the local official charg	estimate of fair market value, excluding current ed with the responsibility of valuing property for pursuant to Code of Alabama 1975 § 40-22-1
further und	•	tements claimed on this form may	ntained in this document is true and accurate. I result in the imposition of the penalty indicated
Date:	May 23 2017		Print
Ur	nattested	(verified by)	Sign: Commer/Agent (circle one)
		(10/11100 Dy)	Form RT-1

201706190000214820 3/3 \$160.50 Shelby Cnty Judge of Probate, AL 06/19/2017 09:13:47 RM FILED/CERT