

This instrument prepared by:
Michael Galloway, Attorney
931 Sharitt Avenue, Suite 113
Gardendale, AL 35071

SEND TAX NOTICE TO:
Karen Hinch
119 Cedar Bend
Helena, AL 35080

GENERAL WARRANTY DEED

20170712000248390
07/12/2017 11:22:11 AM
DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty-Five Thousand And No/100 Dollars (\$155,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Mark W. Rosener, II and Allie N. Rosener, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Karen Hinch (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 32, according to the Survey of Cedar Bend, Phase I, as recorded in Map Book 17 page 139, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 5, 2017.

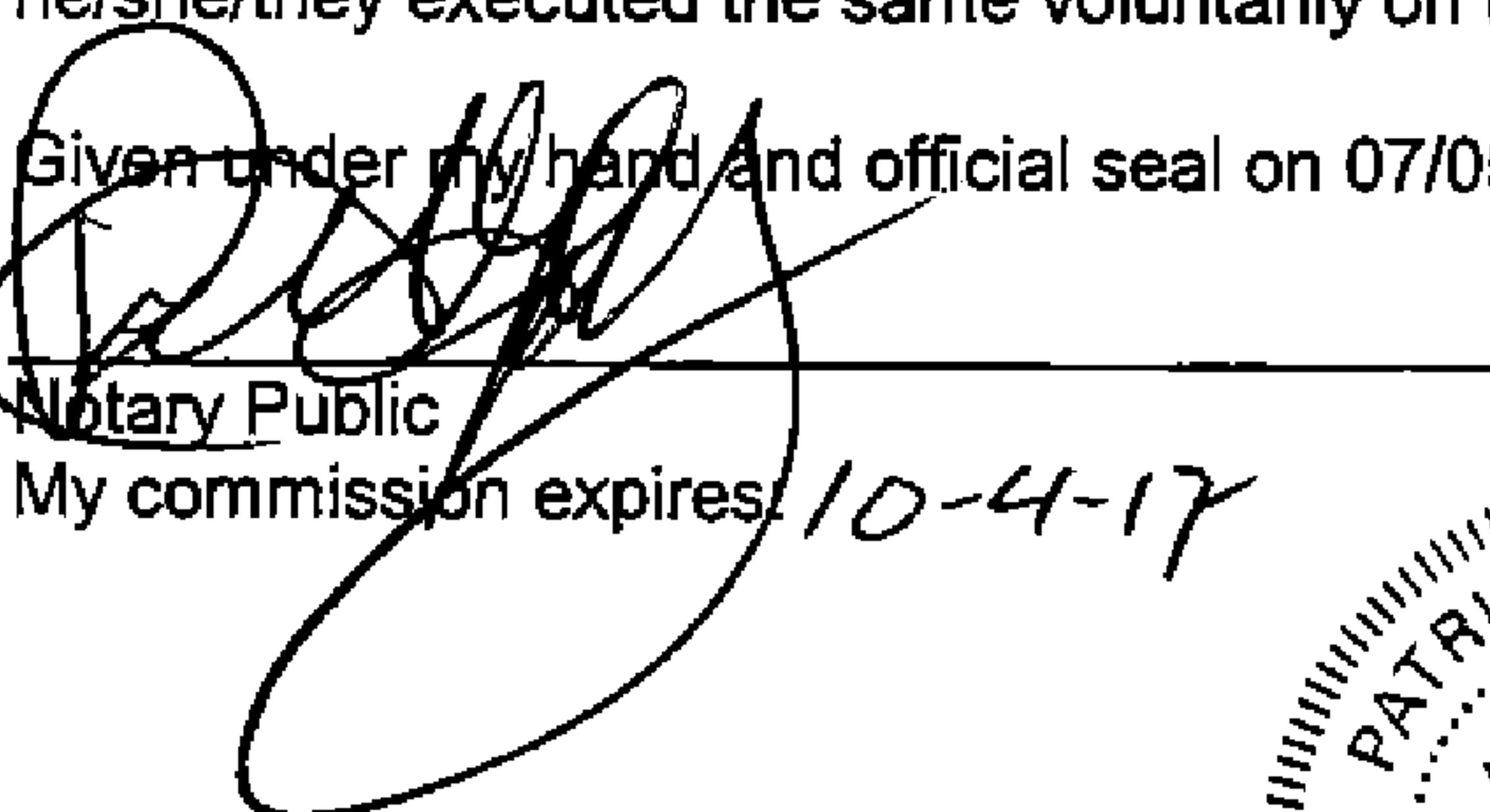

Mark W. Rosener, II

Allie N. Rosener

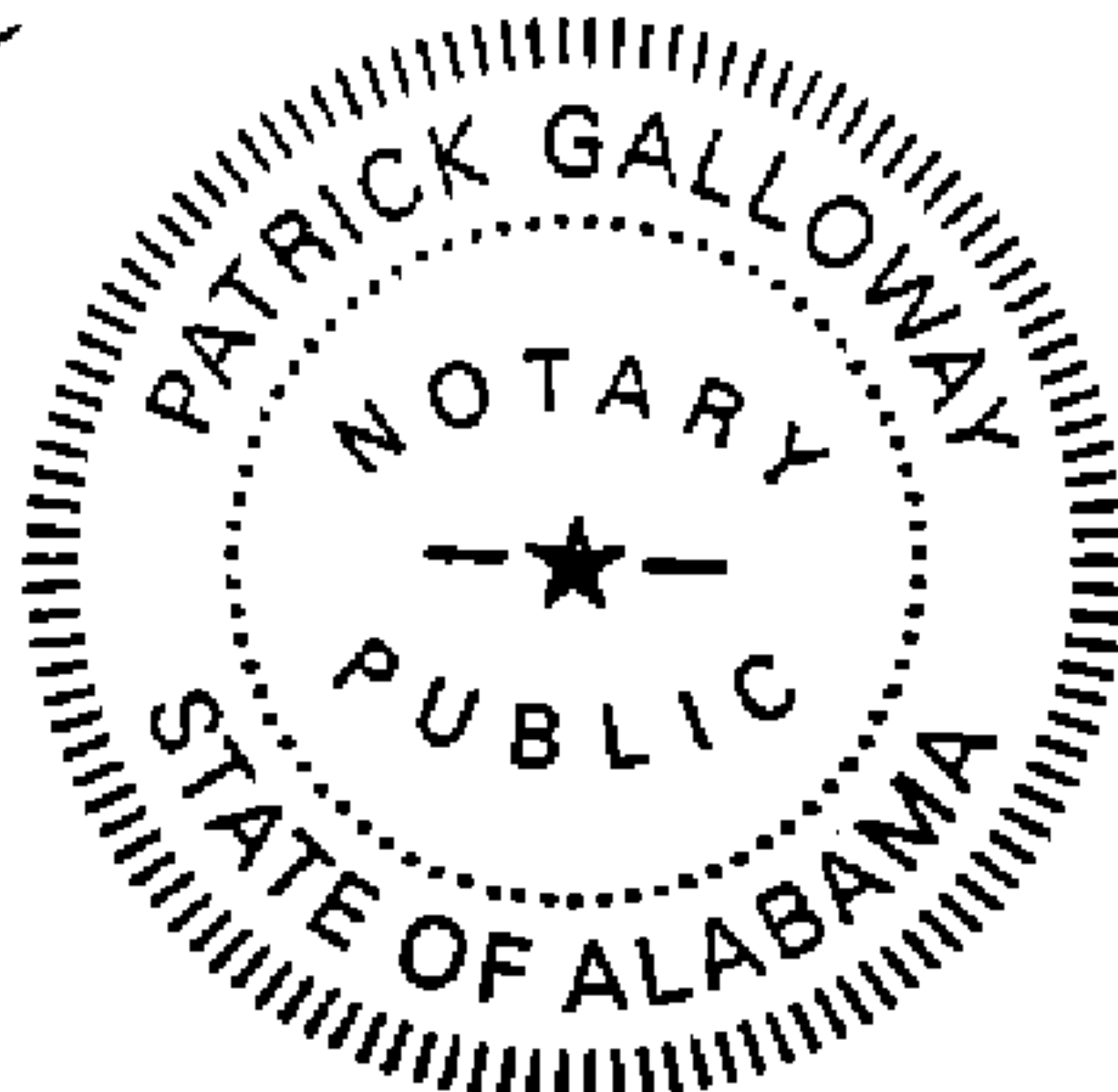
STATE OF Alabama
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Mark W. Rosener, II and Allie N. Rosener whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 5th day of July, 2017 that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 07/05/2017.


Notary Public

My commission expires 10-4-17



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Mark W. Rosener, II and Allie N. Rosener	Grantee's Name	Karen Hinch
Mailing Address	119 Cedar Bend Helena, AL 35080	Mailing Address	119 Cedar Bend Helena, AL 35080
Property Address	119 Cedar Bend Helena, AL 35080	Date of Sale	July 5, 2017
		Total Purchase Price	\$155,000.00
		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	☐ 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 - Mark W. Rosener, II and Allie N. Rosener, 119 Cedar Bend, Helena, AL 35080.

Grantee's name and mailing address - Karen Hinch, 119 Cedar Bend, Helena, AL 35080.

Property address - 119 Cedar Bend, Helena, AL 35080

Date of Sale - July 5, 2017.

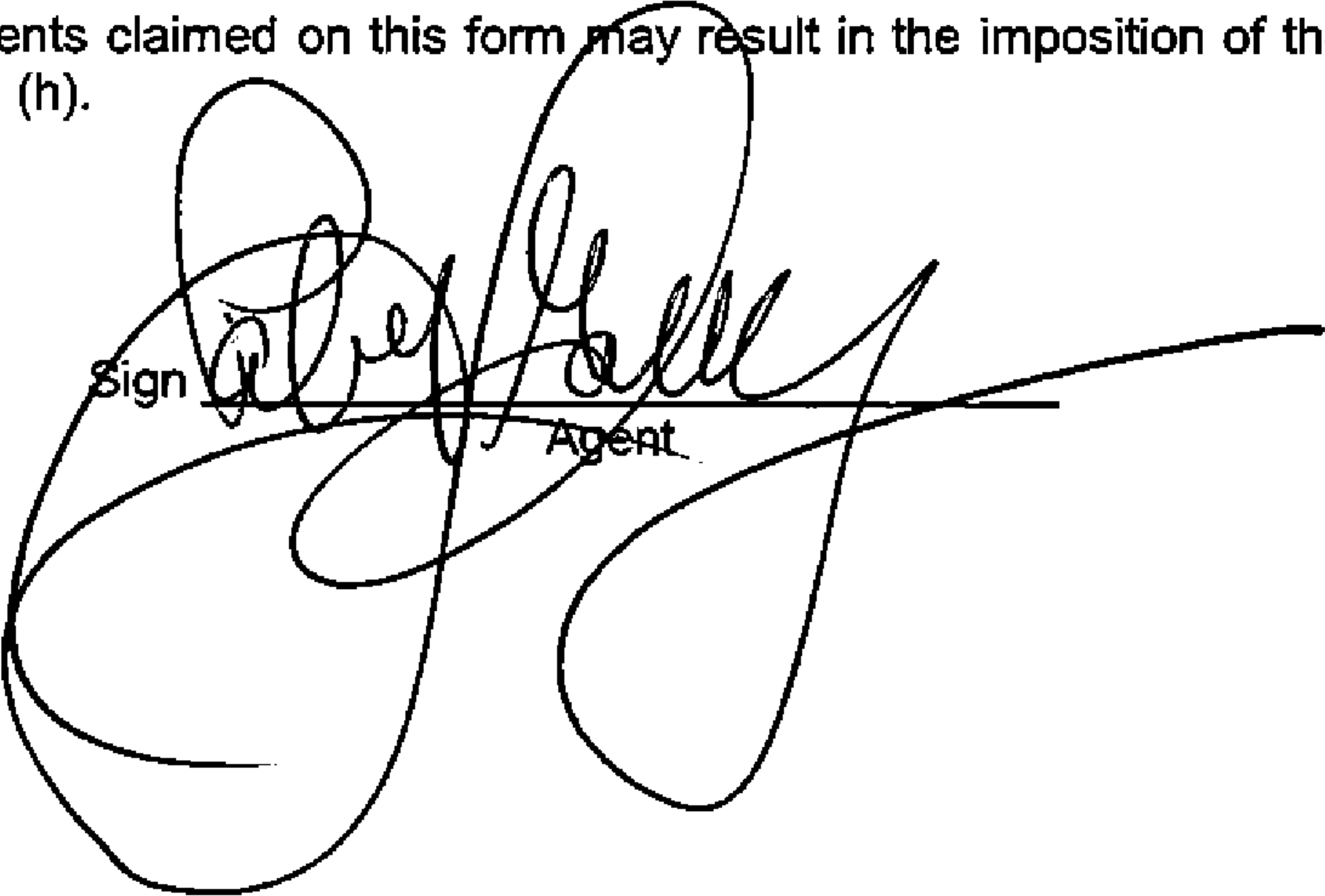
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 with 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: July 5, 2017

Sign  Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/12/2017 11:22:11 AM
\$173.00 CHERRY
20170712000248390

