

WARRANTY DEED

This instrument was prepared by:

B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

20171129000427190
11/29/2017 08:12:11 AM
DEEDS 1/2

Send tax notice to:

Randy Scott Norris
116 Hunters Point Circle
Hoover, AL 35244

STATE OF ALABAMA
COUNTY OF SHELBY

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 Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **FRANK MIKLIC and JEAN S. MIKLIC, husband and wife and LISA MIKLIC McCRAW, a married woman** (herein referred to as Grantors) grant, bargain, sell and convey unto **RANDY SCOTT NORRIS** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 10, according to the Survey of Hunter's Point, as recorded in Map Book 7, Page 24, in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the grantor, LISA MIKLIC McCRAW, as defined in §6-10-3, Code of Alabama (1975).

LISA MIKLIC McCRAW is one and the same person as LISA MIKLIC McGRAW.


FRANK MIKLIC is one and the same person as FRANK WM MIKLIC, III


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.

\$152,192.00 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 21st day of November, 2017.


FRANK MIKLIC


JEAN S. MIKLIC


LISA MIKLIC McCRAW

STATE OF ALABAMA
COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **FRANK MIKLIC, JEAN S. MIKLIC and LISA MIKLIC McCRAW**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of November, 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

Real Estate Sales Validation Form

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

Grantor's Name	FRANK & JEAN S. MIKLIC	Grantee's Name	RANDY SCOTT NORRIS
Mailing Address	Lisa Miklic McCraw 1759 Laredo Avenue Niceville, FL 32578	Mailing Address	116 Hunters Point Cir Hoover, AL 35244
Property Address	116 Hunters Point Circle Hoover, AL 35244	Date of Sale	November 21, 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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.

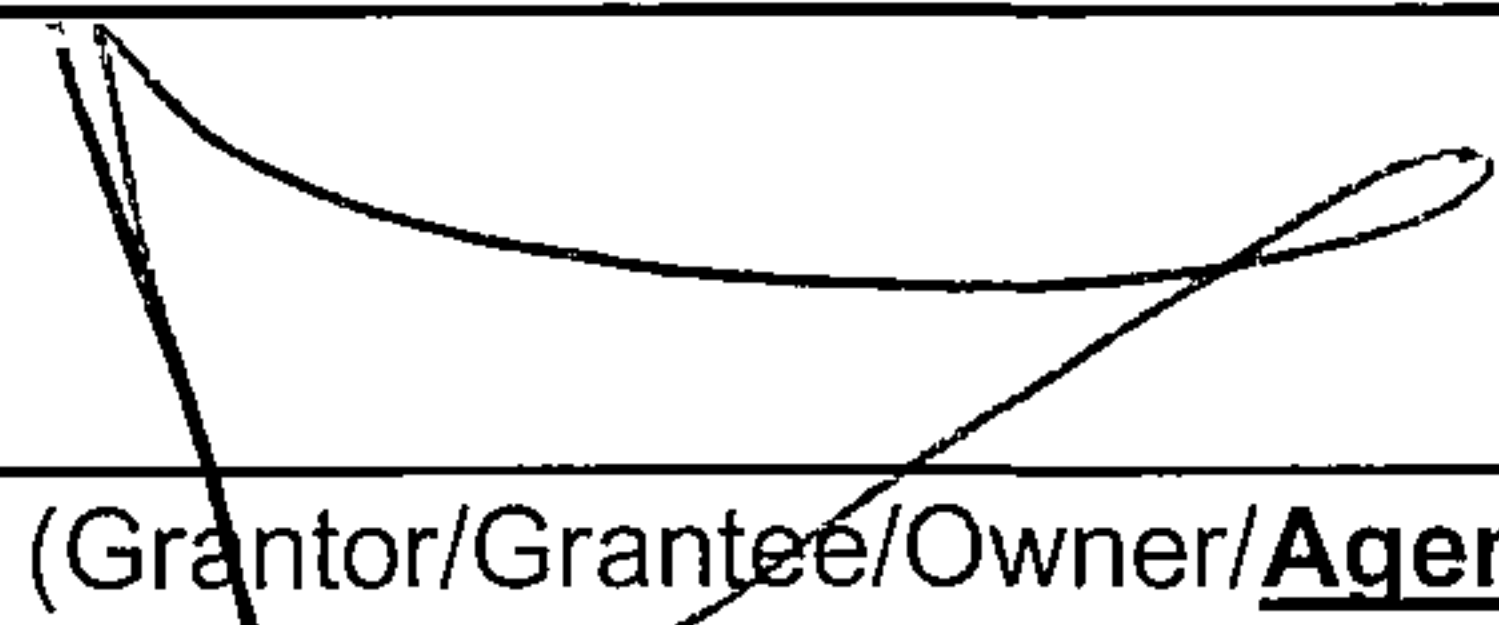
Date of Sale - the date on which interest to the property was conveyed.

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 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/ <u>Agent</u>) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/29/2017 08:12:11 AM
\$22.00 DEBBIE
20171129000427190

