

This Instrument was Prepared by:

Stuart J. Garner

Stuart J. Garner, LLC

1400 Urban Center Drive

Suite 470

Vestavia Hills, AL 35242

Shelby County, AL 01/05/2018

State of Alabama

Deed Tax: \$228.50

Send Tax Notice To: Judy L. Zimnoch

410 Olmsted Street

Birmingham, AL 35242

File No.: 2017269

WARRANTY DEED

20180105000005810 1/3 \$249.50
Shelby Cnty Judge of Probate, AL
01/05/2018 02:05:02 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Seventy Eight Thousand Five Hundred Dollars and No Cents (\$378,500.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Scott L. Meyerpeter and Katie D. Meyerpeter, husband and wife**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Judy L. Zimnoch**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 410 Olmsted Street, Birmingham, AL 35242**; to wit;

LOT 11-24, BLOCK 11, ACCORDING TO THE SURVEY OF MT LAUREL - PHASE II, AS RECORDED IN MAP BOOK 30, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. AND,

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, AND BEING A PART OF MT. LAUREL-PHASE II SUBDIVISION AS RECORDED IN MAP BOOK 30, PAGE 10, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTERNMOST CORNER OF LOT 11-24, BLOCK 11, ACCORDING OT THE SURVEY OF MT. LAUREL - PHASE II, AS RECORDED IN MAP BOOK 30, PAGE 10, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, SAID POINT ALSO BEING THE NORTHERNMOST CORNER OF LOT 11-25, BLOCK 11, OF SAID SURVEY, AND RUN IN A SOUTHWESTERLY DIRECTION ALONG THE COMMON LOT LINE OF SAID LOTS 11-24 AND 11-25 FOR A DISTANCE OF 90.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR A DISTANCE OF 1.00 FEET TO A POINT; THENCE TURN AN ANGLE TO THE RIGHT OF 72 DEG. 21 MIN. 28 SEC. AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 38.56 FEET TO THE SOUTHWESTERN CORNER OF SAID LOT 11-24, SAID LOT CORNER BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 69.00 FEET AND A CENTRAL ANGLE OF 32 DEG. 43 MIN. 36 SEC.; THENCE TURN AN ANGLE TO THE RIGHT OF 162 DEG. 13 MIN. 56 SEC. (ANGLE MEASURED TO TANGENT) AND RUN ALONG SAID CURVE AND ALONG THE SOUTHERN BOUNDARY OF SAID LOT 11-24 FOR A DISTANCE OF 39.41 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject To:

1. **Property Taxes for 2018, and subsequent years.**
2. **Building Lines, Rights of Ways, etc.**
3. **Agreement with Shelby County in Real 235, Page 611**
4. **Mineral and mining rights in Volume 346, Page 636**
5. **Mt. Laurel Master Deed Restrictions in Inst. #2000-35579, and amendments thereto.**
6. **Mt. Laurel Declaration of Charter Easements, Covenants, and Restrictions in #2000-35580, and all amendments thereto.**
7. **Easement to Alabama Power in #20060630000315180, #2006063000031510, #20060630000315170, #20060630000315180, #20060630000315190, #20061212000602700, #20061212000602710**
8. **Mt. Laurel Town Center Covenants in #20030327000184510, and amendments thereto**
9. **Sewer Service Agreement between Double Oak Mt Reclamation and EBSCO in #1999-35429 & #20121107000427740**
10. **Easement to Marcus Cable in #20101221000428650**
11. **Easement to Alabama Power in #200416/3592**
12. **Restrictions, conditions, limitations reservations mineral and mining rights and release of damages in #20040416000199780**

\$150,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

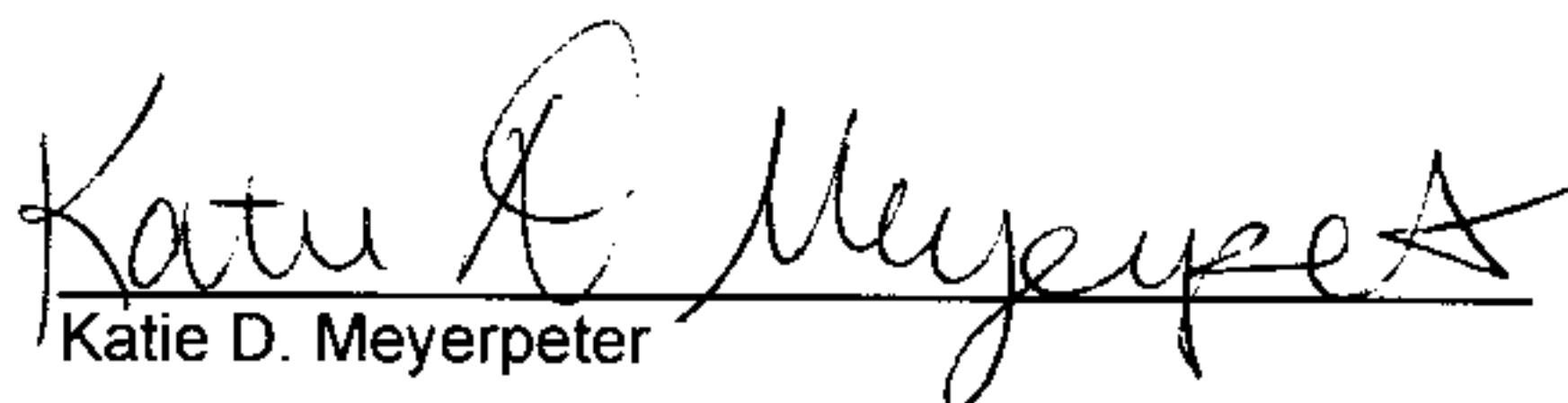
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3rd day of

January, 2018.



Scott L. Meyerpeter



Katie D. Meyerpeter

State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Scott L. Meyerpeter and Katie D. Meyerpeter, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

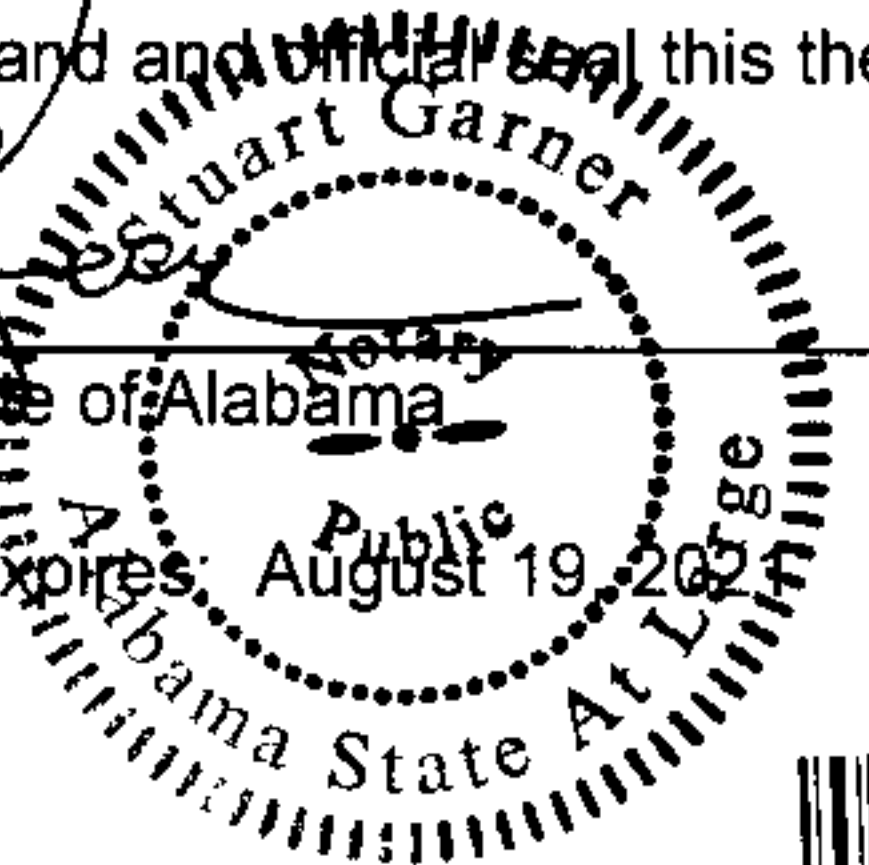
Given under my hand and official seal this the 3rd day of January, 2018.




Notary Public, State of Alabama

Stuart J. Garner

My Commission Expires: August 19, 2021




20180105000005810 2/3 \$249.50
Shelby Cnty Judge of Probate, AL
01/05/2018 02:05:02 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 Scott L. Meyerpeter
Katie D. Meyerpeter
Mailing Address _____
, AL
Property Address 410 Olmsted Street
Birmingham, AL 35242

Grantee's Name Judy L. Zimnoch
Mailing Address 410 Olmsted Street
Birmingham, AL 35242
Date of Sale January 03, 2018
Total Purchase Price \$378,500.00
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)

<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.

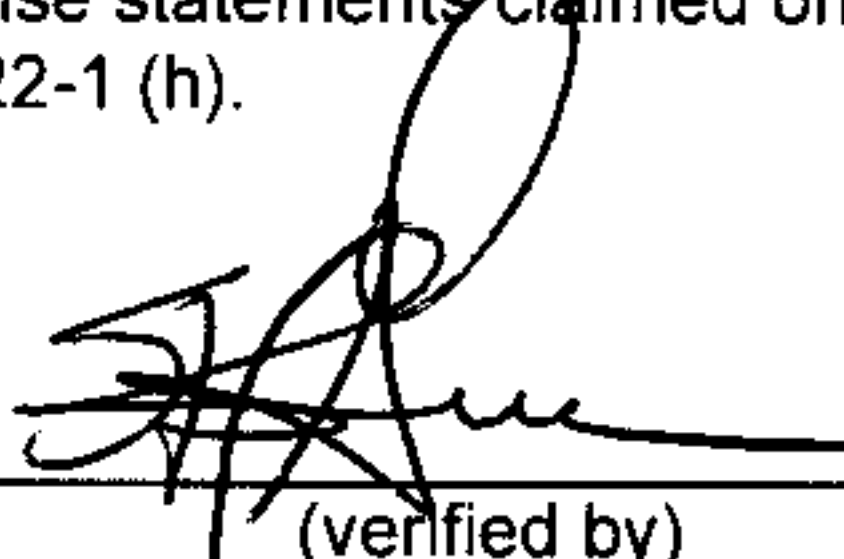
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 December 28, 2017

☐ Unattested


(verified by)

Print Scott L. Meyerpeter

Sign 
(Grantor/Grantee/Owner/Agent) circle one


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Form RT-1