


SEND TAX NOTICE TO:

Jeraldine O. Hodo
526 Wynlake Court
Alabaster, AL 35007

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:
JEFFERSON COUNTY:


20180118000017140 1/3 \$22.00
Shelby Cnty Judge of Probate: AL
01/18/2018 10:42:17 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TWO HUNDRED AND TEN THOUSAND AND NO/100.....(\$210,000.00) Dollars**, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **JANIECE BEINKE, A Married Woman** (herein referred to as GRANTOR), do grant, bargain, sell and convey unto **JERALDINE O. HODO** (hereinafter referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 43, according to the Survey of Wynlake Subdivision, phase II, as recorded in Map Book 20, page 12, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for 2018 and subsequent years, not yet due and payable.
2. Easements and building lines as shown on recorded map(s), Map Book 20, Page 12 A & B, including but not limited to any notes, conditions, and restrictions.
3. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Real Volume 15, Page 375, and any damages relating to the exercise of such rights or the extraction of such minerals.
4. Restrictions appearing of record in Instrument #1995-30874; Instrument #1996-26736 and Instrument #1997-22249, but deleting any restrictions based on race, color, creed or national origin.
5. Right of Way granted to Alabama Power Company by instrument(s) recorded Real Volume 40, Page 202.
6. Easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 113, Page 277; Deed Book 121, Page 192; Deed Book 101, Page 76 and Deed Book 138, Page 317.


The above described property is not the homestead property of the Grantor, JANIECE BEINKE, or of her spouse.

The entire purchase price of the herein described real property is being financed by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid: that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hand and seal, this 12th day of January, 2018.

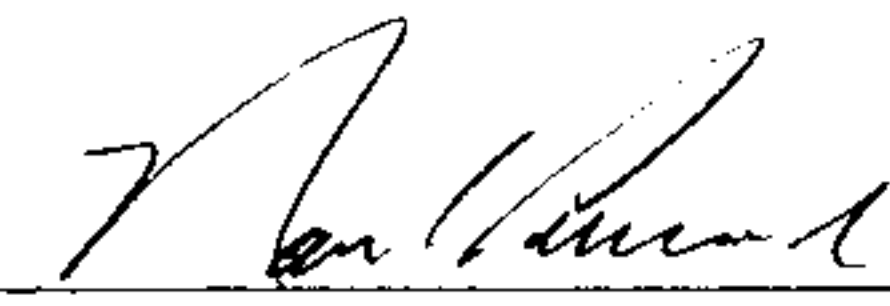

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 (Seal)
JANIECE BEINKE

STATE OF ALABAMA:
JEFFERSON COUNTY:

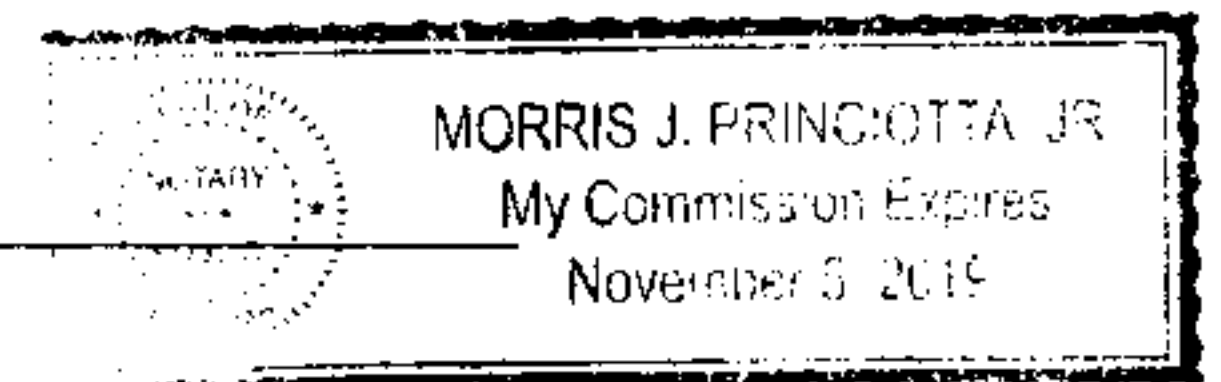
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JANIECE BEINKE, A Married Woman**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of January, 2018.



Notary Public

My Commission Expires: _____





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Real Estate Sales Validation Form

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

Grantor's Name Janiece Beinke
Mailing Address 2900 Morgan Court
Unit 105
Vestavia Hills, AL 35216

Grantee's Name Jeraldine O. Hodo
Mailing Address 526 Wynlake Court
Alabaster, AL 35007

Property Address 526 Wynlake Court
Alabaster, AL 35007

Date of Sale 1/12/2018
Total Purchase Price \$ 210,000.00

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 1/12/2018

Print Janiece Beinke

☐ Unattested

(verified by)

Sign

Janiece Beinke
(Grantor/Grantee/Owner/Agent) circle one