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03/01/2018 03:51:54 PM  
DEEDS 1/3

This Instrument was Prepared by:

D Barron Lakeman, LLC  
1710 Catherine Court  
Unit C  
Auburn, AL 36830

File No.: 180038

Send Tax Notice To: Christian M Parris  
4840 Indian Valley Road  
Birmingham, AL 35244

## **WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Twenty Five Thousand Dollars and No Cents (\$225,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, John R. Schnell as Successor Trustee of **Robert A. Schnell and Lavonne Schnell, Trustees or their successors in Trust, under the Schnell Living Trust, dated 05/31/2007**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christian M Parris** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby, County, Alabama, the address of which is 4840 Indian Valley Road, Birmingham, AL 35244**; to wit:

Lot 2, Block 4, according to the Survey of Indian Valley, 6th Sector, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama.

Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

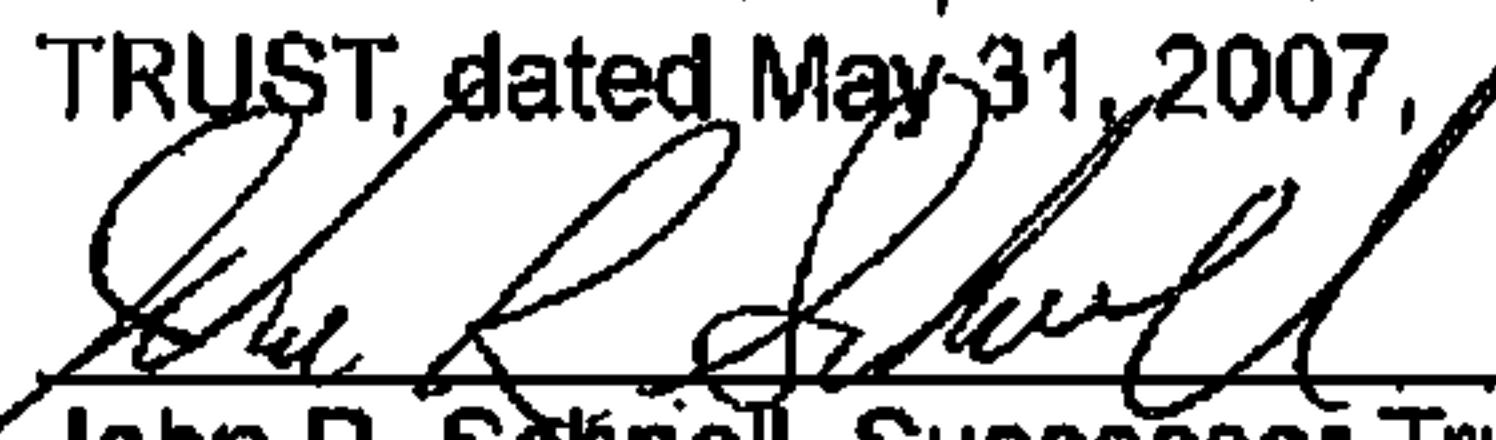
\$202,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 22<sup>nd</sup> day of February, 2018.

ROBERT A. SCHNELL AND LAVONNE SCHNELL,  
Trustees, or their  
successors in trust, under the SCHNELL LIVING  
TRUST, dated May 31, 2007,

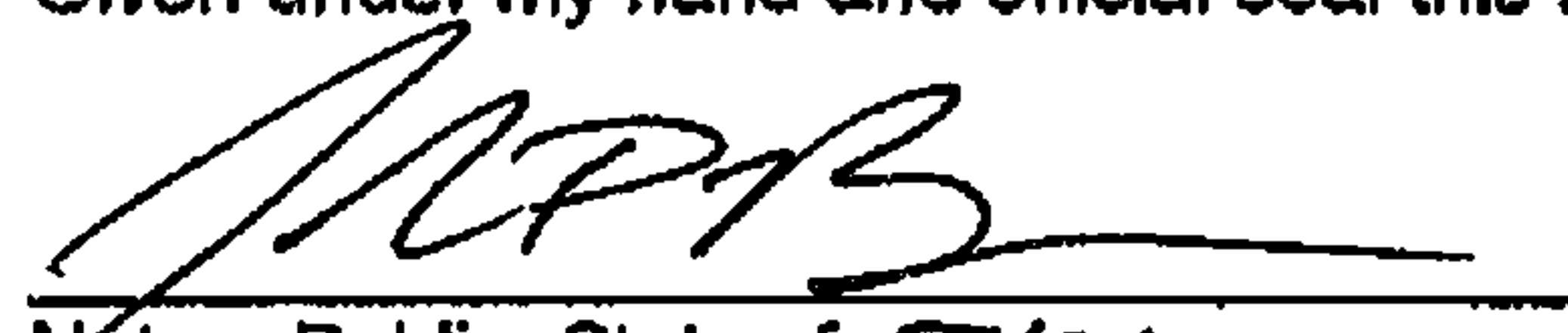
  
John R. Schnell, Successor Trustee

State of Texas

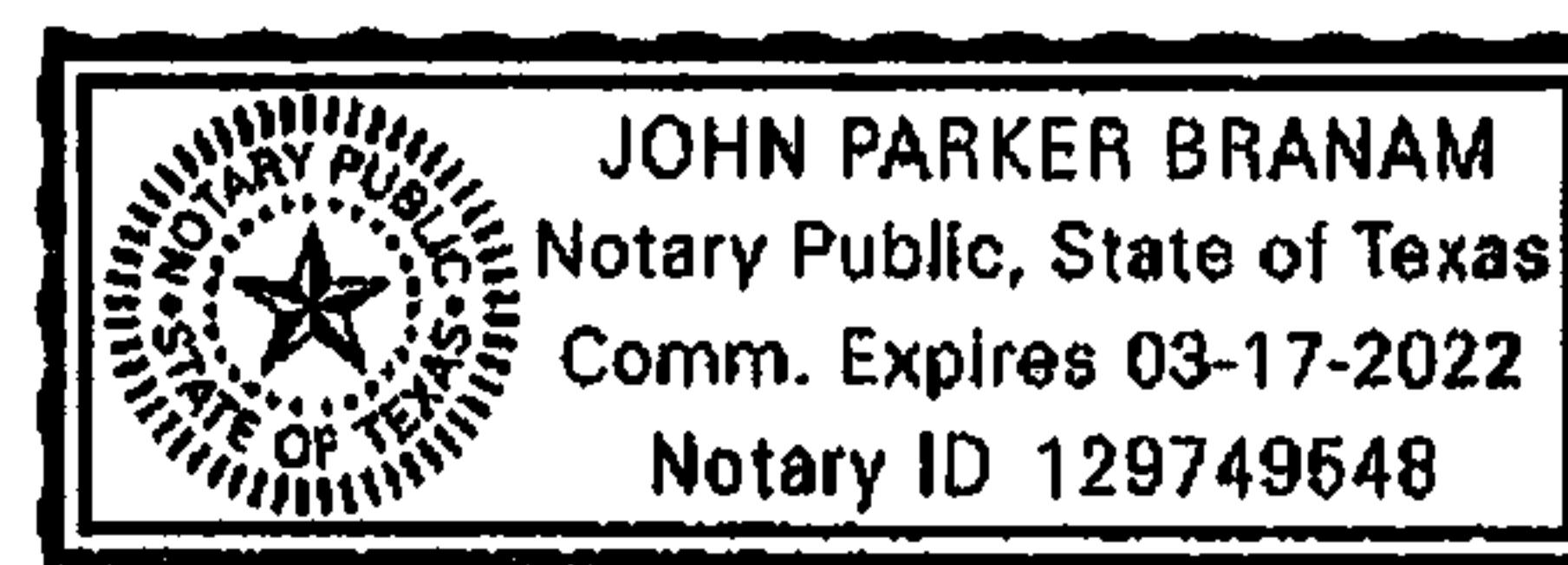
County of Dallas

I, , a Notary Public in and for the said County in said State, hereby certify that John R. Schnell as Successor Trustee of ROBERT A SCHNELL AND LAVONNE SCHNELL, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE SCHNELL LIVING TRUST, DATED MAY 31, 2007, whose name(s) is/are 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of February, 2018.

  
Notary Public, State of Texas

My Commission Expires: 3/17/2018



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Robert A. Schnell and Lavonne Schnell under the Schnell Living TrustMailing Address  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_Grantee's Name Christian M. ParrisMailing Address 4840 Indian Valley Road  
Birmingham, AL 35244Property Address 4840 Indian Valley Road  
Birmingham, AL 35244Date of Sale February 22, 2018Total Purchase Price \$ 225,000.00

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 3/1/2018Print Jennifer Banik Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1