

20180524000180280
05/24/2018 09:43:00 AM
DEEDS 1/3

Send tax notice to:

TVL1800187

Austin Matthew Vick

9940 Shadow Landing Avenue
Las Vegas, NV 89166

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

STATE OF ALABAMA

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Two Thousand and 00/100 Dollars (\$152,000.00) in hand paid to the undersigned, **Susan Jean Stroup, as Personal Representative of the Estate of Barbara Yatzor aka Barbara Jean Yatzor, deceased, Case No. PR-2017-000510** (hereinafter referred to as "Grantor"), by **Austin Matthew Vick** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 103, according to the Survey of Amberley Woods 4th Sector, as recorded in Map Book 21, Page 14, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

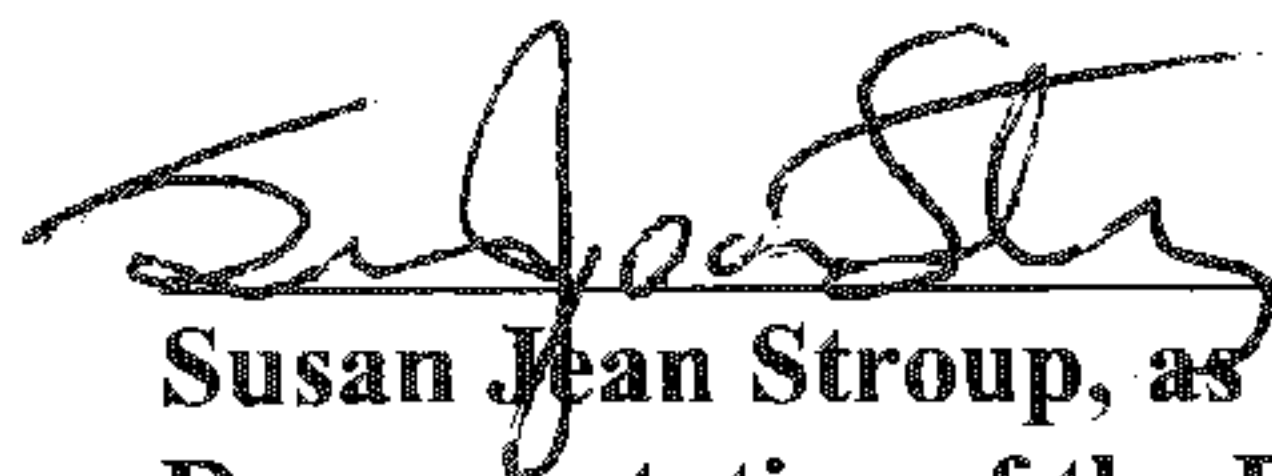
MINERAL AND MINING RIGHTS ARE EXCEPTED.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

20180524000180280 05/24/2018 09:43:00 AM DEEDS 2/3

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 16th
day of May, 2018.



Susan Jean Stroup, as Personal
Representative of the Estate of Barbara
Yatzor aka Barbara Jean Yatzor,
deceased, Case No. PR-2017-000510

STATE OF PA
COUNTY OF Erie

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
**Susan Jean Stroup, as Personal Representative of the Estate of Barbara Yatzor aka
Barbara Jean Yatzor, deceased, Case No. PR-2017-000510**, whose name is signed to the
foregoing instrument, and who is known to me, acknowledged before me on this day, that, being
informed of the contents of the said instrument, she executed the same voluntarily and with full
authority as said personal representative on the day the same bears date.

Given under my hand and official seal this, the 16th day of May, 2018

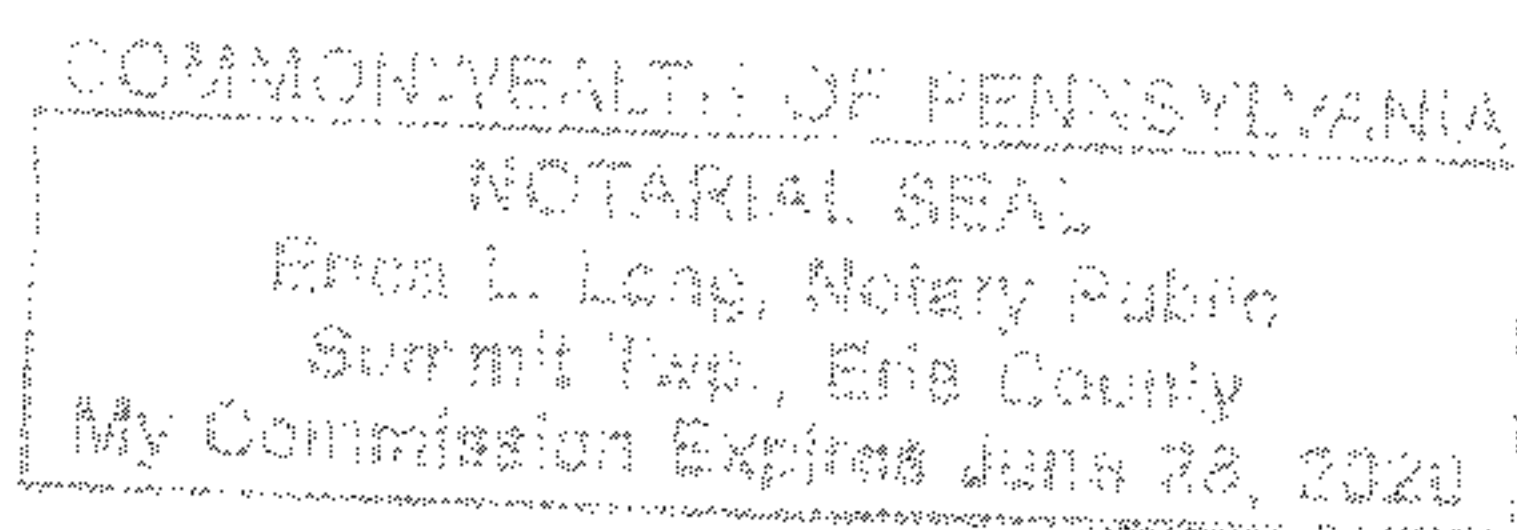
(Notary Seal)



Notary Public

Print Name: Eric L. Long

Commission Expires: June 28, 2020



Real Estate Sales Validation Form

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

Grantor's Name	Susan Jean Stroup	Grantee's Name	Austin Matthew Vick
Mailing Address	2004 Amberely Wood Trl Helena, AL 35080	Mailing Address	2004 Amberely Wood Trl Helena, AL 35080
Property Address	2004 Amberely Wood Trl Helena, AL 35080	Date of Sale	5/16/2018
		Total Purchase Price	\$ 65,000.00
		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 5-16-18

Print Michelle Earle

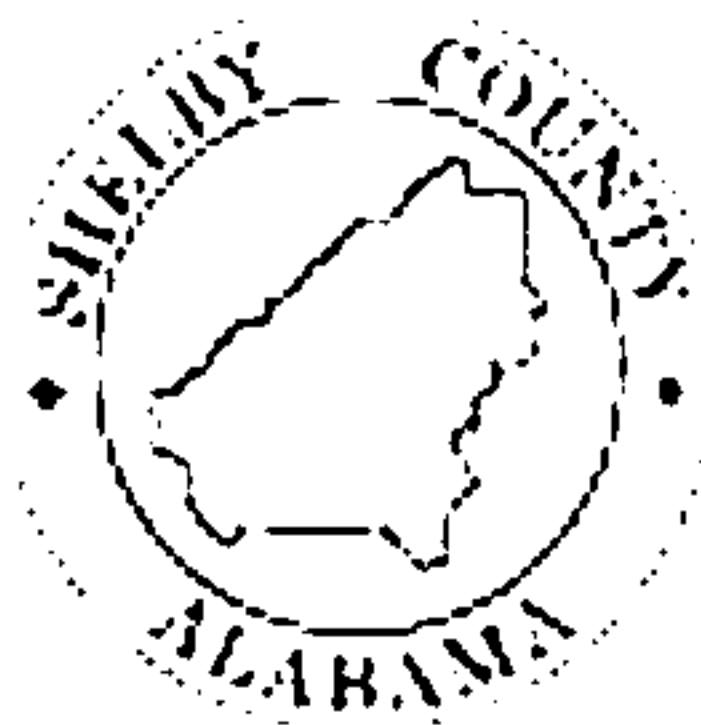
☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/24/2018 09:43:00 AM
 \$174.00 DEBBIE
 20180524000180280

[Signature]