


This Instrument was Prepared by:  
Stuart J. Garner  
Stuart J. Garner, LLC  
1400 Urban Center Drive  
Suite 470  
Vestavia Hills, AL 35242

File No.: 2018298

Send Tax Notice To: James L. Golden III  
217 Widgeon Circle  
Alabaster, AL 35007

  
20190109000009210 1/2 \$65.50  
Shelby Cnty Judge of Probate, AL  
01/09/2019 10:06:40 AM FILED/CERT

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Fifteen Thousand Dollars and No Cents (\$315,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **William P. Poske and Danna L. Poske, husband and wife**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James L. Golden III**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 217 Widgeon Circle, Alabaster, AL 35007**; to wit;

**LOT 29-B, ACCORDING TO THE SURVEY OF A RESURVEY OF LOT 20A AND LOT 29, THE GROVE, AS RECORDED IN MAP BOOK 50, PAGE 2, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject To:


1. **Property Taxes for 2019, and subsequent years.**
2. **Minerals and mining rights not owned by Grantor.**
3. **Articles for The Grove in #1996-07669**
4. **Covenants for The Grove in #20050815000417670**

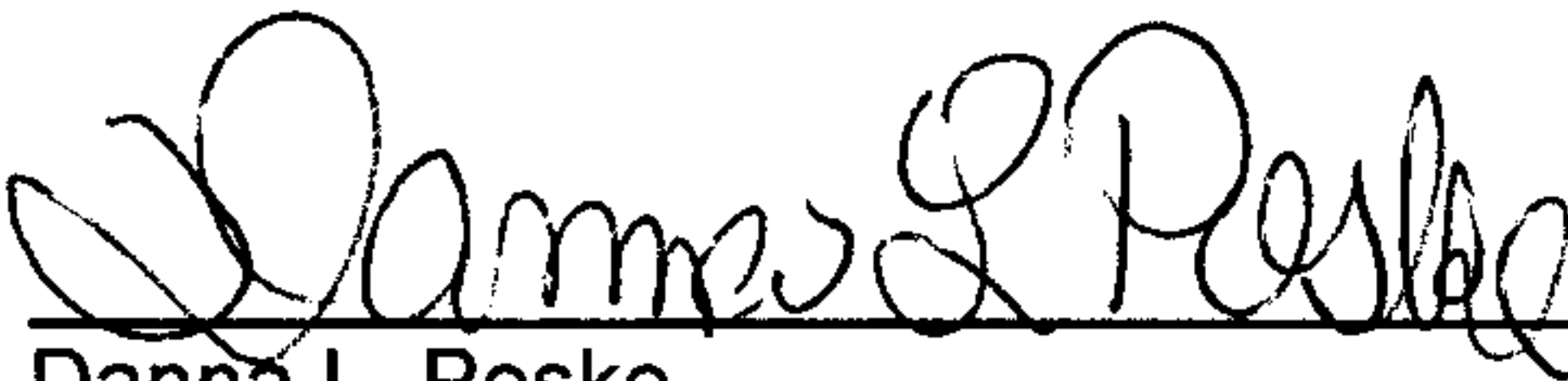
**\$267,750.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 14th day of December, 2018.

  
William P. Poske

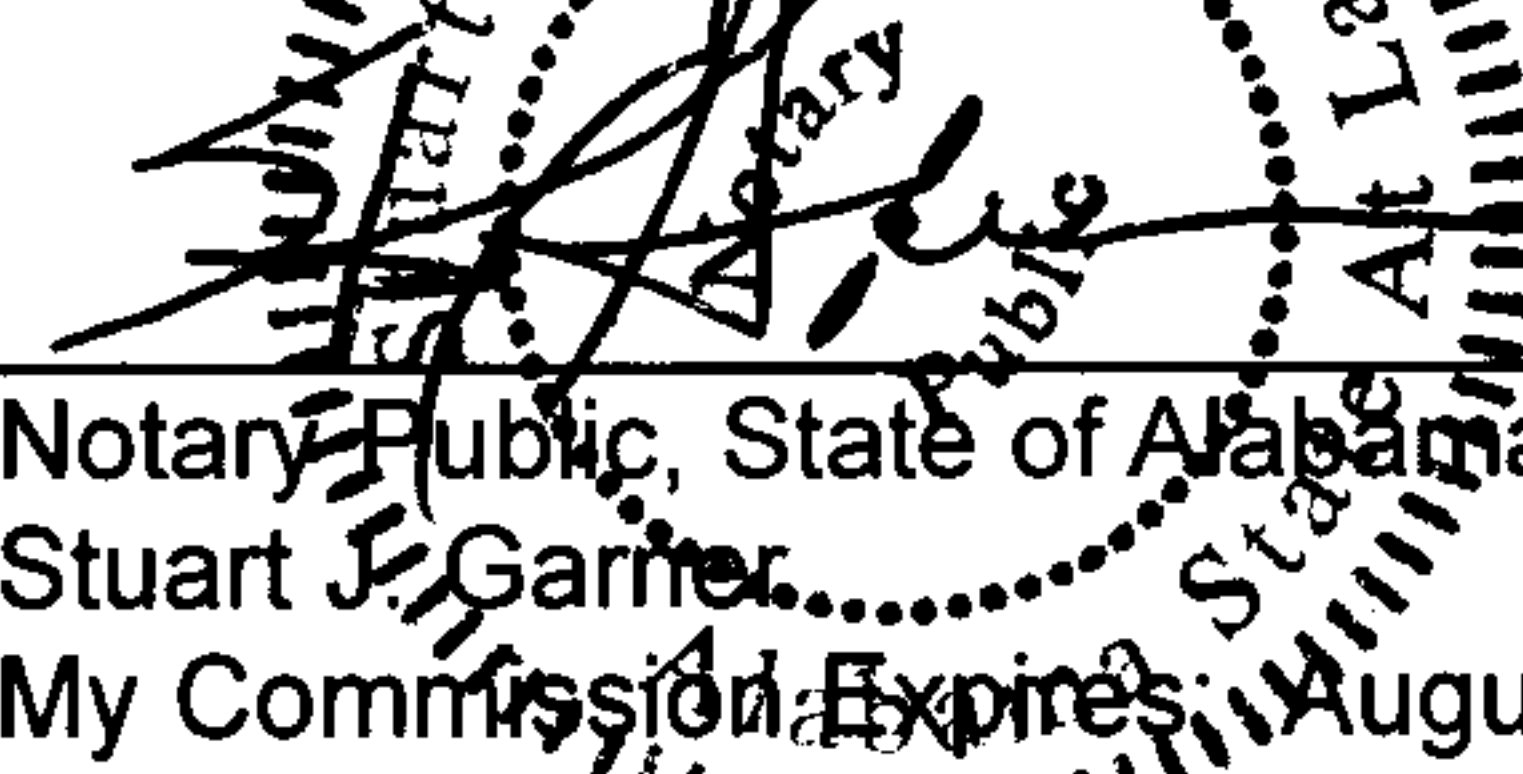
  
Danna L. Poske

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 William P. Poske and Danna L. Poske, 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 14th day of December, 2018.

  
Notary Public, State of Alabama  
Stuart J. Garner  
My Commission Expires: August 19, 2021

Shelby County, AL 01/09/2019  
State of Alabama  
Deed Tax: \$47.50

Real Estate Sales Validation Form

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

Grantor's Name	William P. Poske Danna L. Poske	Grantee's Name	James L. Golden III
Mailing Address	 AL	Mailing Address	217 Widgeon Circle Alabaster, AL 35007
Property Address	217 Widgeon Circle Alabaster, AL 35007	Date of Sale	December 14, 2018
		Total Purchase Price	\$315,000.00
		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	Appraisal
X Sales Contract	Other
X 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.

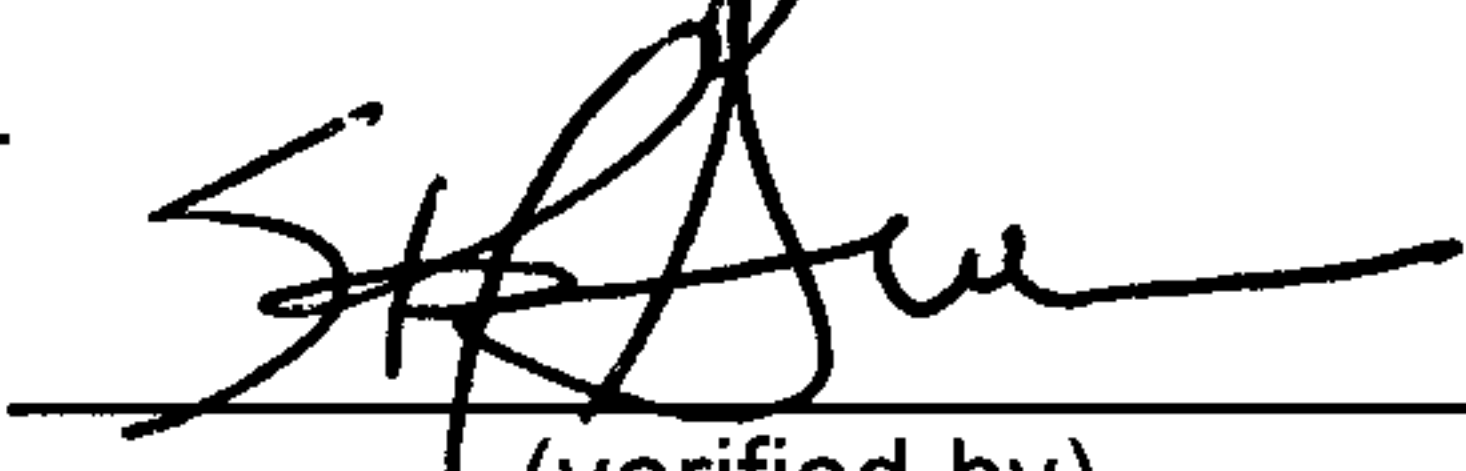
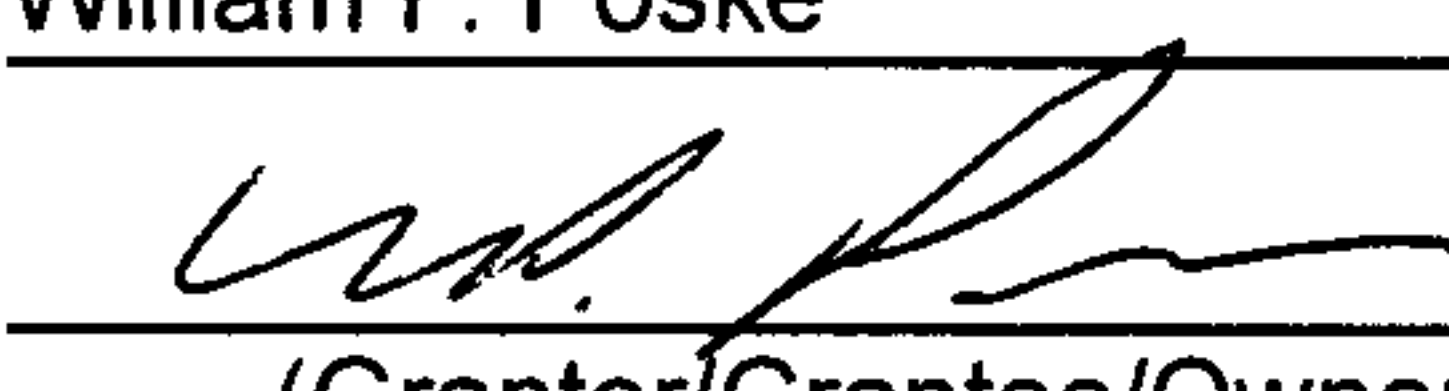
Date of Sale - the date on which interest to the property was conveyed.

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 10, 2018	Print	William P. Poske
Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one

