

20190627000228590
06/27/2019 01:01:53 PM
DEEDS 1/3

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2019-135

Send Tax Notice To:
James W. Bergert, Jr. and Denise E. Bergert
181 Twelve Oaks Circle
Chelsea, AL 35043

GENERAL WARRANTY DEED

**STATE OF ALABAMA)
SHELBY COUNTY)**

Value: \$ 82,500

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of (\$10.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, James W. Bergert, Jr and Denise E. Bergert, Husband and Wife, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES James W. Bergert, Jr. and Denise E. Bergert (herein referred to as GRANTEEES), their heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

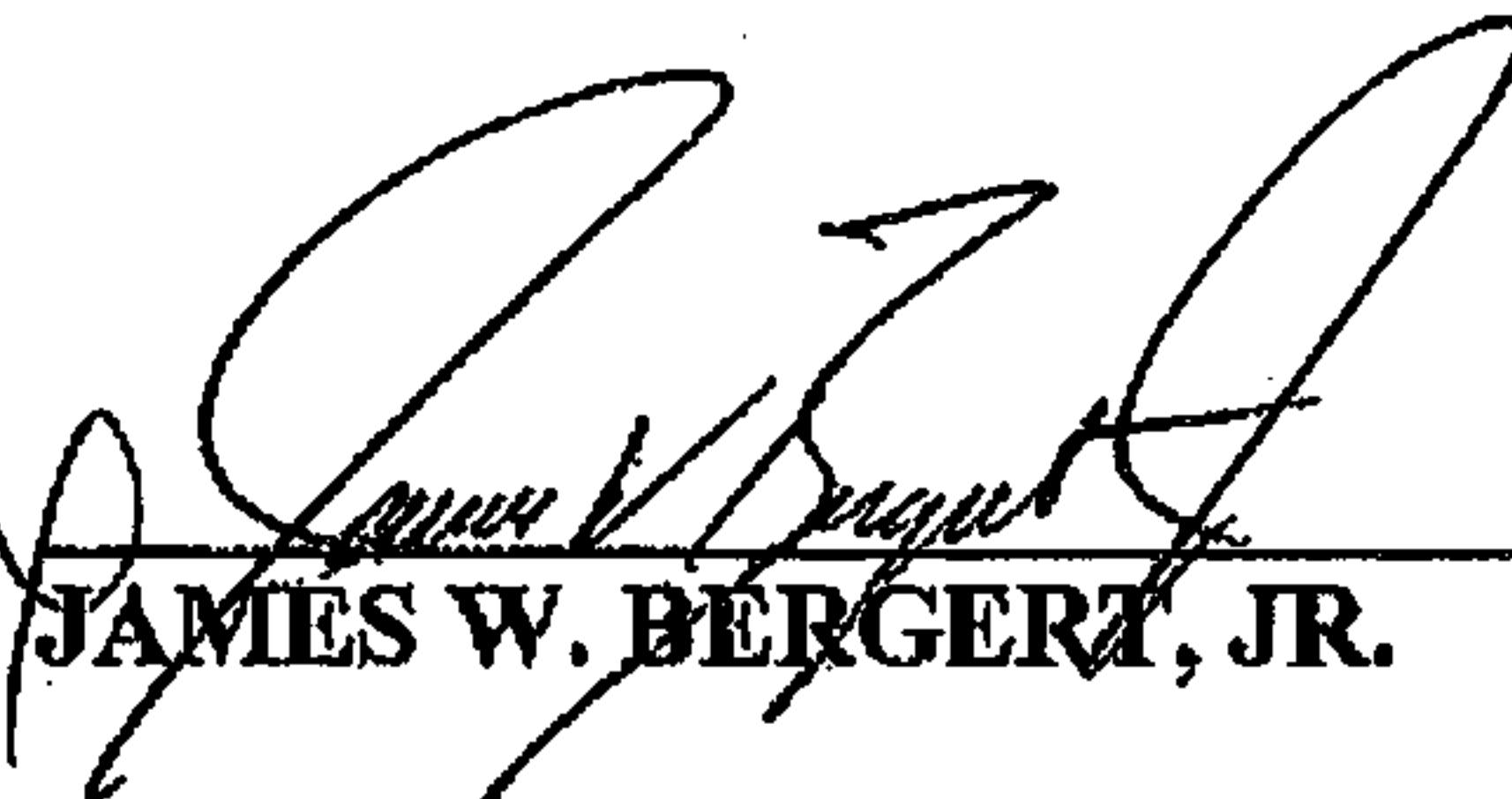
Lot 3, Twelve Oaks Subdivision, as recorded in Map Book 13, Page 44, and being the same Lot 3, according to The Amended Map of Twelve Oaks Subdivision, as recorded in Map Book 15, Page 16, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEEES, their heirs and assigns forever.

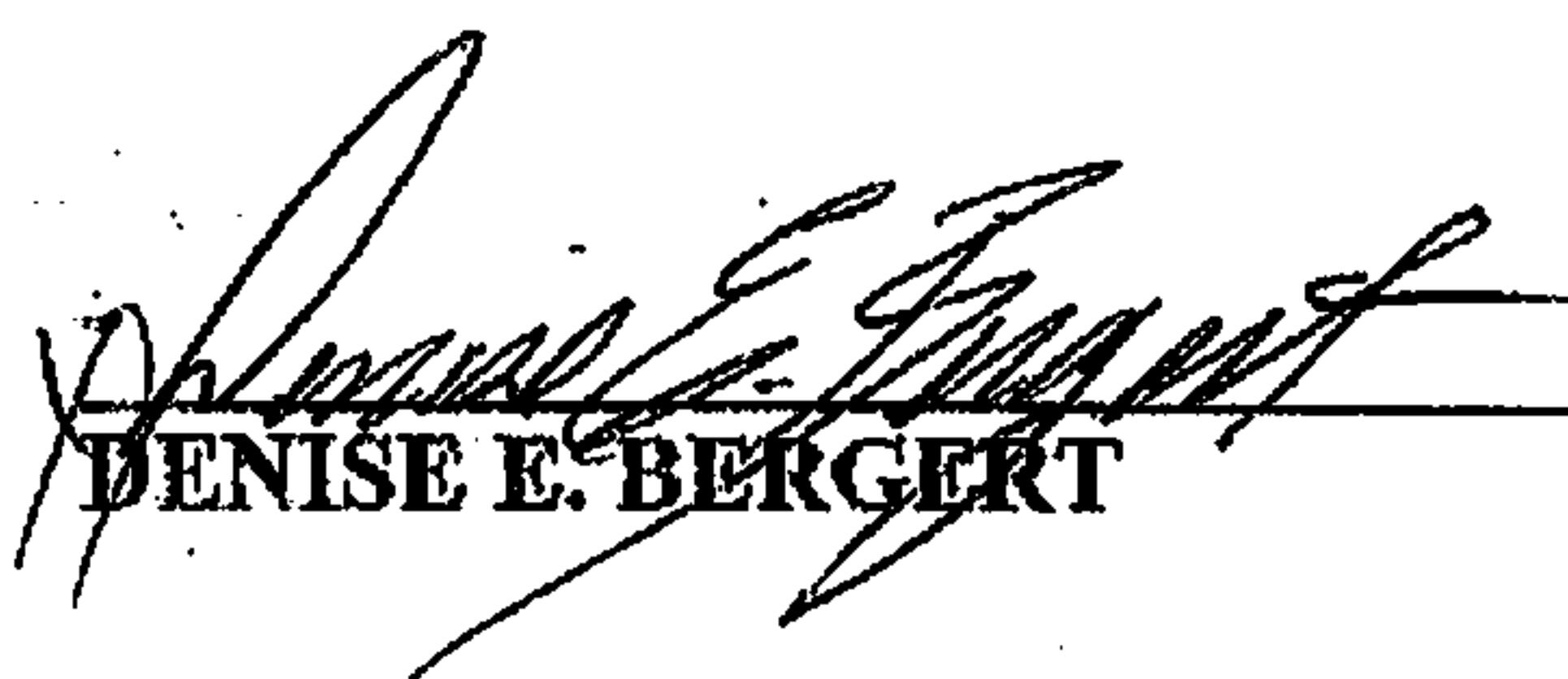
AND SAID GRANTORS, for said GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 21st day of June, 2019.



JAMES W. BERGERT, JR.

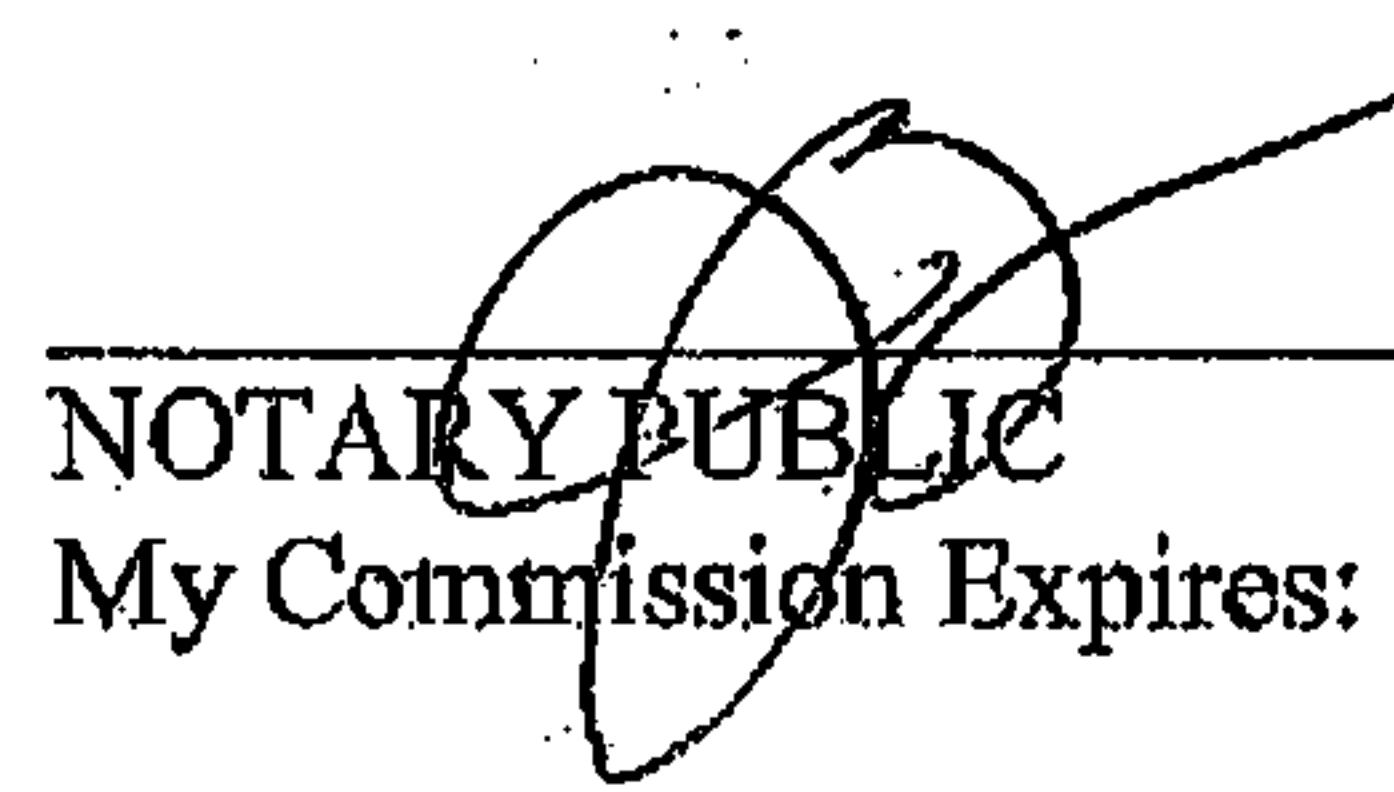
STATE OF ALABAMA)
COUNTY OF JEFFERSON)



DENISE E. BERGERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **James W. Bergert, Jr. and Denise E. Bergert**, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of June, 2019.



NOTARY PUBLIC
My Commission Expires: _____

My Commission Expires: _____

Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name
Mailing AddressJames W. Bergert Jr. & Denise E.
181 Twelve Oaks Circle
Chelsea, AL 35043

Property Address

181 Twelve Oaks Circle
Chelsea, AL 35043

Grantee's Name

James W. Bergert, Jr. and Denise E.
Bergert

Mailing Address

Date of Sale

June 21, 2019

Total Purchase Price \$

82,500.00

Or

Actual Value

82,500.00

Or

Assessor's Market Value \$

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/27/2019 01:01:53 PM
\$103.50 CHARITY
20190627000228590

Allen S. Bergert Jr.

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

Appraisal
 Other:

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 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 6/26/19Print Amy KrellAmy Krell UnattestedAmy Krell
(verified by)

Sign

Amy Krell
(Grantor/Grantee/ Owner/Agent) circle one