

20190723000260790

07/23/2019 08:15:02 AM

DEEDS 1/4

Send Tax Notice To:

Charles S. Holtzman

209 Chestnut Circle
Alabaster, AL 35007

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer

Attorney For Cartus Financial Corporation

2204 Lakeshore Drive, Ste. 125

Birmingham, AL 35209

(205) 871-1440

Cartus File #3014819

GENERAL WARRANTY DEED

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of _____
(\$ 147,000.00) to the undersigned Grantors in hand paid by the Grantees, whether one or more,
herein, the receipt of which is hereby acknowledged, I, **Shana Decker**, a single person (herein referred
to as Grantor) do grant, bargain, sell and convey unto

Charles S. Holtzman and Kelly S. Holtzman

(herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more
than one, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit "A"

Deed Effective Date: July 17, 2019

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ 289,750.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their heirs assigns, forever; it
being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees
as joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or
terminated during the joint lives of the Grantee(s) herein) in the event one Grantee herein survives the
other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the
other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said
Grantee(s), his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises; that
they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and
convey the same as aforesaid; that we will and my heirs, executors, and administrators, shall warrant and
defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims
of all persons.

IN WITNESS WHEREOF, I have hereunto set our hands and seals, this 21st day of June, 2019.

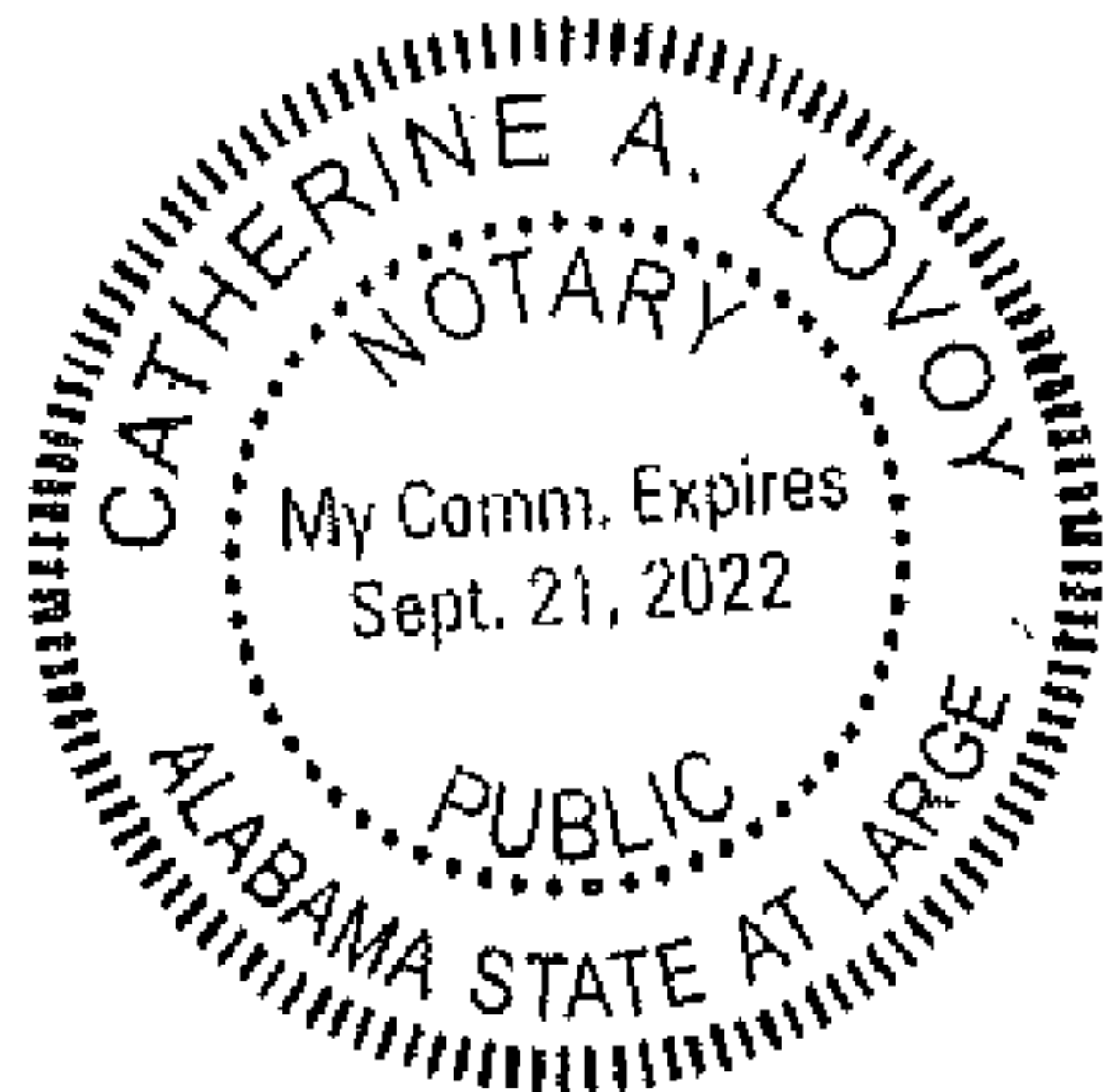
Shana Decker
Shana Decker

State of Alabama

County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Shana Decker** 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 foregoing conveyance, she executed the same voluntarily and on the day the same bears date.

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



Catherine A. Lovoy
Notary Public

My Commission Expires:
Sept 21, 2022

Instructions to Notary: This form acknowledgment cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgment.

EXHIBIT A
LEGAL DESCRIPTION

Commence at the NW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 21 South, Range 3 West; thence run Easterly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, 265.00 feet to the point of beginning; thence left 67 degrees 05 minutes 20 seconds and run 93.49 feet to a point of the Southerly right of way of Chestnut Circle, said point being on a curve to the left having a radius of 240.00 feet and a central angle of 39 degrees 08 minutes 42 seconds; thence Southeasterly along the arc of said curve 163.97 feet to a point of reverse curve having a radius of 220.00 feet and a central angle of 3 degrees 05 minutes 27 seconds; thence Southeasterly along the arc of said curve 115.54 feet; thence right 104 degrees 59 minutes measured from the chord of said curve and run 908.87 feet; thence right 142 degrees 25 minutes 39 seconds and run 587.86 feet; thence right 93 degrees 06 minutes 06 seconds and run 265.27 feet; thence left 93 degrees 11 minutes 17 seconds and run 180.0 feet to the point of beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Shana Decker
Mailing Address 3356 Cloverdale Road
Montgomery, AL
36106

Grantee's Name Charles S. Holtzman
Mailing Address 209 Chestnut Circle
Alabaster, AL
35007

Property Address 209 Chestnut Circle
Alabaster, AL
35007

Date of Sale 7-17-19
Total Purchase Price \$ 147,000.00
or
Actual Value \$ _____

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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 7-17-19

Print Jeff W. Parmer

Sign JWP

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County, Alabama, County
Clerk
Shelby County, AL
07/23/2019 08:15:02 AM
\$25.00 CHERRY
20190723000260790

Allen S. Byrd

Form RT-1