

This Document Prepared By:
Gregory D. Harrelson, Esq.
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To
Emily Isaminger
1929 Crossvine Road
Hoover, AL 35244

WARRANTY DEED



20190729000270680 1/2 \$23.00
Shelby Cnty Judge of Probate, AL
07/29/2019 12:39:38 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED SIXTY NINE THOUSAND and 00/100 Dollars (\$269,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, CAROLINE HOMES & INVESTMENTS, LLC, an Alabama limited liability company (herein referred to as GRANTORS) does hereby grant, bargain, sell and convey unto EMILY JACKSON ISAMINGER (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 15, according to the Survey of Second Addition to Riverchase West, as recorded in Map Book 7, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 2019 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And the Grantor does for itself and for its successors and assigns, covenant with the said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successor and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its duly authorized member, has hereunto set its hand and seal this the 25th day of July, 2019.

Caroline Homes & Investments, LLC

By: Mark H. Schroeter
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mark H. Schroeter, whose name as member of Caroline Homes & Investments, LLC, 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, he, as such member and with full authority, executed the same voluntarily for and as the act of said LLC on the day the same bears date.

Given under my hand and official seal, this 25th day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 8-25-19

Shelby County, AL 07/29/2019
State of Alabama
Deed Tax: \$5.00

Real Estate Sales Validation Form

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

Grantor's Name Caroline Homes & Investments LLC
Mailing Address 494 Founders Park Drive E
Birmingham, AL 35226

Grantee's Name Emily Baminger
Mailing Address 1929 Crossvine Rd
Hoover, AL 35244

Property Address 1929 Crossvine Rd
Hoover, AL 35244

Date of Sale 7-25-19
Total Purchase Price \$ 269,000

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 7-25-19

Print Greg Harrelson

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1