

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Anthony D. Stech and Hollie Adora Stech
214 Clairmont Rd.
Sterrett, AL 35147

20200306000089290
03/06/2020 11:20:03 AM
DEEDS 1/3

STATUTORY WARRANTY DEED
Joint Tenants With Right of Survivorship

STATE OF ALABAMA

)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

)

That in consideration of the sum of **Three Hundred Sixty-Four Thousand Nine Hundred And No/100 Dollars (\$364,900.00)** and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt and sufficiency whereof is acknowledged

Metro Bank, an Alabama Corporation
(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Anthony D. Stech and Hollie Adora Stech
(herein referred to as GRANTEE, whether one or more) all of its right, title and interest in and to that certain real estate situate in **Shelby County, Alabama** to-wit:

Lot 129, according to the Survey of Forest Parks, First Sector, as recorded in Map Book 22, Page 28 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes conditions, covenants, easements, and restrictions of record.

Subject to a third party mortgage in the amount of \$368,585.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event of 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.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed and other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, the said GRANTOR by its Sr. Vice-President who is authorized to execute this conveyance, hereto set his signature and seal, this the 5th day of March, 2020.

Metro Bank

BY: [Signature]
Donald A. Sanders
Sr. Vice-President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Donald A. Sanders, whose name as Sr. Vice-President of Metro Bank, 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 executed the same voluntarily and in his capacity and with full authority on the day the same bears date.

Given under my hand and official seal on 5th day of March, 2020.

[Signature]
Notary Public
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	Metro Bank	Grantee's Name	Anthony D. Stech and Hollie Adora Stech
Mailing Address	800 Martin Street South Pell City, AL 35128	Mailing Address	214 Clairmont Rd. Sterrett, AL 35147
Property Address	214 Clairmont Rd. Sterrett, AL 35147	Date of Sale	March 5, 2020
		Total Purchase Price	\$364,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Metro Bank, 800 Martin Street South, Pell City, AL 35128.

Grantee's name and mailing address - Anthony D. Stech and Hollie Adora Stech, 214 Clairmont Rd., Sterrett, AL 35147.

Property address - 214 Clairmont Rd., Sterrett, AL 35147

Date of Sale - March 5, 2020.

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: March 5, 2020

Sign Alley Car
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/06/2020 11:20:03 AM
\$29.00 CHARITY
20200306000089290

Alley S. Bayal