

This instrument prepared by:
Jeff G. Underwood, Attorney
Tiffany & Bosco, P.A.
2311 Highland Avenue South
Suite 330
Birmingham, Alabama 35205

Send Tax Notice to:
Andrew D. Rosencrantz and
Altumura Rosencrantz
920 E Towne Lake Cir.
Opelika, AL 36804

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Five-Hundred Dollars (\$500.00) to the undersigned, Andrew D. Rosencrantz, a married man, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Andrew D. Rosencrantz and Altumura Rosencrantz, husband and wife, (herein referred to as Grantee) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 111, according to the Survey of Summerchase, Phase I, as recorded in Map Book 23, Page 7, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
2. Restrictive covenant as recorded in Instrument No. 1997-30687 and any amendments thereto.
3. Grant of Easement recorded in Instrument No. 20091015000389810.
4. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
5. Restrictions as shown on recorded plat.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

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 thereby created is severed or terminated during the joint lives of the grantees 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 16th day of June, 2020.

Andrew D. Rosencrantz

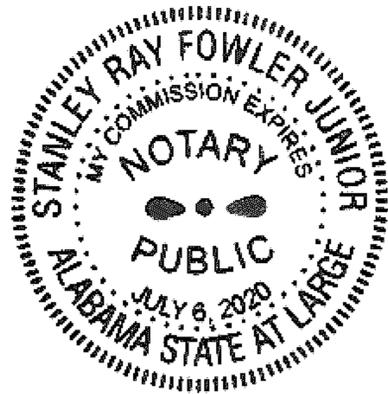
Andrew D. Rosencrantz

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew D. Rosencrantz, a married man, 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, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 16th day of June, 2020.



Stanley Ray Fowler Junior
NOTARY PUBLIC
My Commission expires: July 6, 2020
AFFIX SEAL

2016-001291-A

Real Estate Sales Validation Form

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

Grantor's Name Andrew D. Rosencrantz
Mailing Address 112 Spring Street, Calera, AL 35040
Property Address 112 Spring Street, Calera, Alabama 35040
Grantee's Name Andrew D. Rosencrantz, and Altumura Rosencrantz
Mailing Address 920 E. Towne Lake Cir, Opelika, AL 36804
Date of Sale 06/16/2020
Total Purchase Price \$
Actual Value \$
Assessor's Market Value \$135,000.00

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 Tax Assessment (checked)

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 06/16/2020

Print Andrew D. Rosencrantz

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/16/2020 03:24:56 PM
\$163.00 CHERRY
20200616000245980

Allen S. Beyl