

WARRANTY DEED

20210122000035400
01/22/2021 10:07:22 AM
DEEDS 1/3

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred and Eighty-Six Thousand Dollars and 00/100 (\$286,000.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged I, **Daniel Johann Bretz and Alisa Bretz**, (herein referred to as grantor(s)), grant, bargain, sell and convey unto **Melody Cumuze**, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 184, according to the Survey of Forest Lakes Subdivision, 3rd Sector, 2nd Phase, as recorded in Map Book 32, page 26 A&B, in the Probate Office of Shelby County, Alabama.

\$280,819.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:**
- 1. All mineral and mining rights now owned by the Grantor; and**
 - 2. All easements, rights-of-way, restrictions, covenants and encumbrances of record.**

For ad valorem tax purposes only, the address for the above described property is 457 Forest Lakes Drive, Sterrett, AL 35147.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 19th day of January, 2021.



Daniel Johann Bretz


Alisa Bretz

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Daniel Johann Bretz and Alisa Bretz, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of January, 2021.



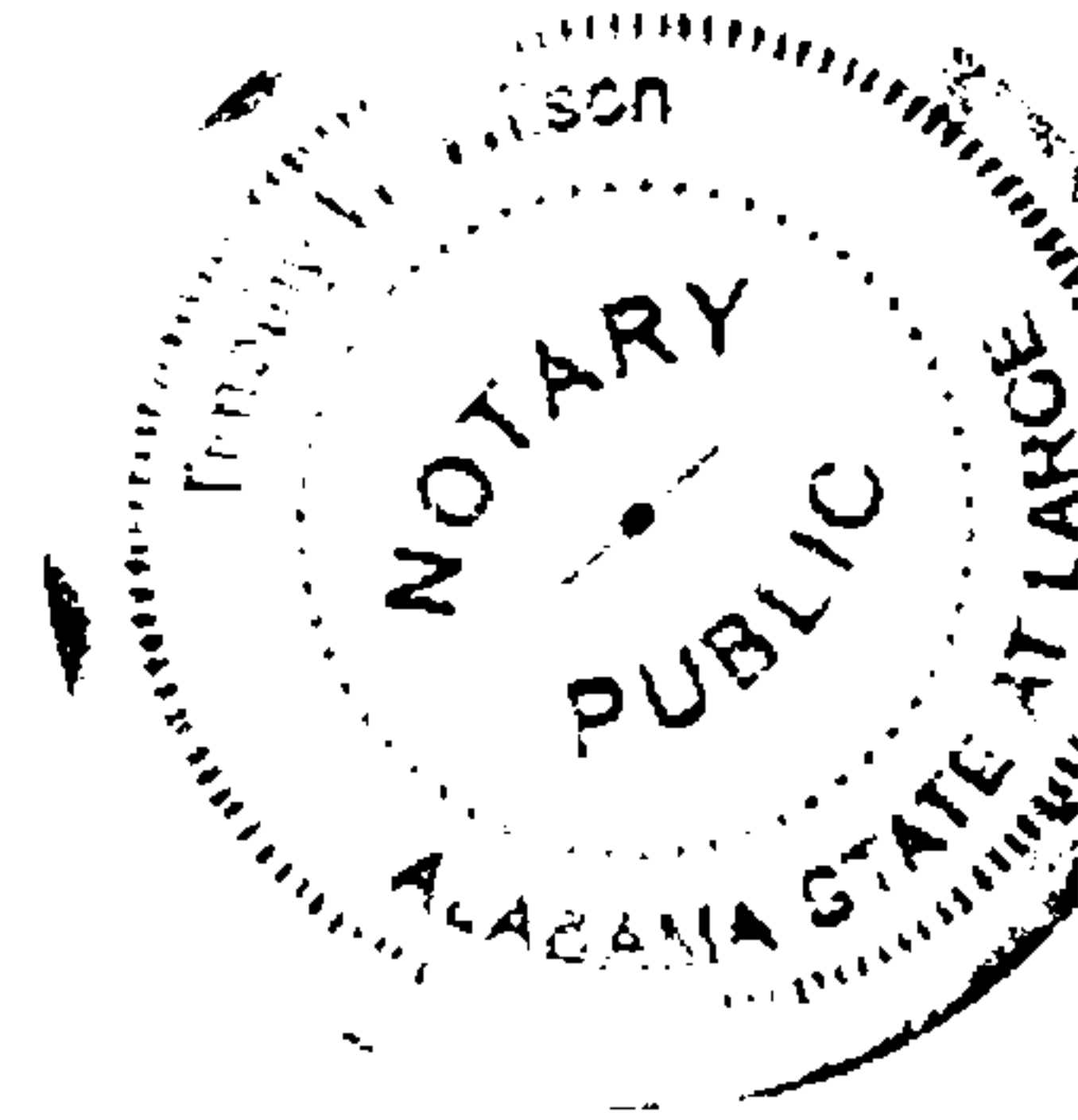
NOTARY PUBLIC
My Commission Expires: 9.15.24

THIS INSTRUMENT PREPARED BY:

Jonathan A. Roper, Attorney, 3829 Lorna Rd., Suite 302, Hoover, AL 35244

AFTER RECORDING RETURN TO:

Roper and Wilson, LLC, 3829 Lorna Rd., Suite 302, Hoover, AL 35244



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Daniel + Alisa Bretz
 Mailing Address 457 Forest Lakes Dr
Stevett, AL 35147

Grantee's Name Melody Cumuze
 Mailing Address 457 Forest Lakes Dr
Stevett, AL 35147

Property Address 457 Forest Lakes Dr
Stevett, AL 35147

Date of Sale 1-19-2021

Total Purchase Price \$ 286,000

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

☐ Appraisal

☐ Sales Contract

☐ 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 1-19-21

Print Jonathan Royer

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/22/2021 10:07:22 AM
 \$33.50 CHERRY
 20210122000035400

Alisa S. Byrd