

20210608000279340 1/4 \$144.00
Shelby Cnty Judge of Probate, AL
06/08/2021 11:22:58 AM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223	Send Tax Notice To Matthew Wade Stringfellow Carlye Swanson Stringfellow 236 Shore Front Lane Wilsonville, AL 35186
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STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and No/100 Dollars (\$10.00)** and other good and valuable consideration, this day in hand paid to the undersigned **Chad Neuberger and Cheryl Neuberger, husband and wife**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Matthew Wade Stringfellow and Carlye Swanson Stringfellow** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

The above property is conveyed subject to:

Ad Valorem taxes due and payable October 1, 2021 and all subsequent years thereafter.

Existing covenants, easements, restrictions, building set back lines, and limitations of record.

\$432,000.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey the said Real Estate to the GRANTEES; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims and demands of all persons, except as hereinabove provided.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Shelby County, AL 06/08/2021
State of Alabama
Deed Tax: \$113.00

IN WITNESS WHEREOF, we have hereunto set our hand s and seal s, this 10 day of April, 20 21.

X [Signature]
Chad Neuberger

X [Signature]
Cheryl Neuberger

✓ THE STATE OF Alabama
Shelby
COUNTY.

I, the undersigned, M. Bet-Sayad Freeman, a Notary Public, in and for said State Alabama, hereby certify that Chad Neuberger and Cheryl Neuberger husband and wife whose names is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he, she, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of April, 20 21.

✓ [Signature]
Notary Public

MR-GR-APRO323420

This instrument was prepared by:
Joan M. Brady Attorney
449 Taft Avenue
Glen Ellyn, IL 60137



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LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY,
STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

Lot 325, according to the Final Plat of Lakewood, Phase 3, as recorded in Map Book 36, Page
81, in the Office of the Judge of Probate of Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name	Chad Neuberger and Cheryl Neuberger	Grantee's Name	Matthew Wade Stringfellow Carlye Swanson Stringfellow
Mailing Address	<u>X 236 Shore Front Lane</u> <u>X Wilsonville, AL 35186</u>	Mailing Address	<u>236 Shore Front Lane</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>236 Shore Front Lane</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>June 4, 2021</u>
		Total Purchase Price	<u>\$ 545,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 - 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	<u> </u>	Settlement Date	<u> </u>	Print	<u>X Chad Neuberger & Cheryl Neuberger</u>
	<u> </u>	Unattested	<u> </u>	Sign	<u>X [Signature]</u>
			(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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