

THIS DOCUMENT WAS PREPARED BY:

John R. Jacobs
MAPLES, TUCKER & JACOBS, LLC
2001 Park Place North, Suite 501
Birmingham, Alabama 35203

THE STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Thousand and 00/100 Dollars (\$10,000.00) in hand paid to **PM Construction, L.L.C., an Alabama limited liability company** (hereinafter referred to as "Grantor"), Grantor does hereby grant, bargain, sell and convey unto **Andrew David Morris** (hereinafter referred to as "Grantee"), the following-described real property, located and situated in Shelby County, Alabama, to-wit:

Lot 46, according to the Survey of Silverleaf, Phase 2, as recorded in Map Book 24, Page 108, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2013.
2. Easements, restrictions, and reservations of record, if any.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And Grantor does for itself and for its successors and assigns covenant with the said Grantee, his heirs, personal representatives, and assigns that it is 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 successors and assigns shall warrant and defend the same to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, PM Construction, L.L.C., has caused this Warranty Deed to be executed by Randall Mackey, Jr., its member, who is thereunto duly authorized on this 30th day of July, 2013.

PM CONSTRUCTION, L.L.C.

[Signature]
Witness

BY: Ronald L. Mackay, Jr. (SEAL)
Its: President

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald L. Mackay, Jr., whose name as member of PM Construction, L.L.C. is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, he, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability corporation.

Given under my hand this the 30th day of July, 2013.

[Signature]
NOTARY PUBLIC
My Commission Expires: 5/23/16

Real Estate Sales Validation Form

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

Grantor's Name PM Construction
Mailing Address Pete Mackey
1205 Avalon Ln
Anniston, AL 36207

Grantee's Name Andrew David Morris
Mailing Address 149 Hayebury Court
Pelham, AL 35124

Property Address N/A

Date of Sale 7/30/2013
Total Purchase Price \$ 10,000
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 Copy of Check

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 a

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 7/31/2013

Print Andrew David Morris

☐ Unattested

(verified by)

Sign Andrew David Morris

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1