

**WARRANTY DEED**

This instrument was prepared by:

B. Christopher Battles

3150 Highway 52 West

Pelham, AL 35124

Send tax notice to:

Carlisle Creek Construction, LLC

3746 Chapel Creek Circle

Birmingham, AL 35226

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Fifteen thousand and no/100 (\$15,000.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Charlie M. Byrne, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Carlisle Creek Construction, LLC** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, the addresses of which are 317, 318 & 321 Timber Ridge Trail, Alabaster, AL 35007, to-wit:

**Lots 207, 213 and 214, according to the Final Plat of Forest Ridge, Phase 2, as recorded in Map Book 32, Page 62, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

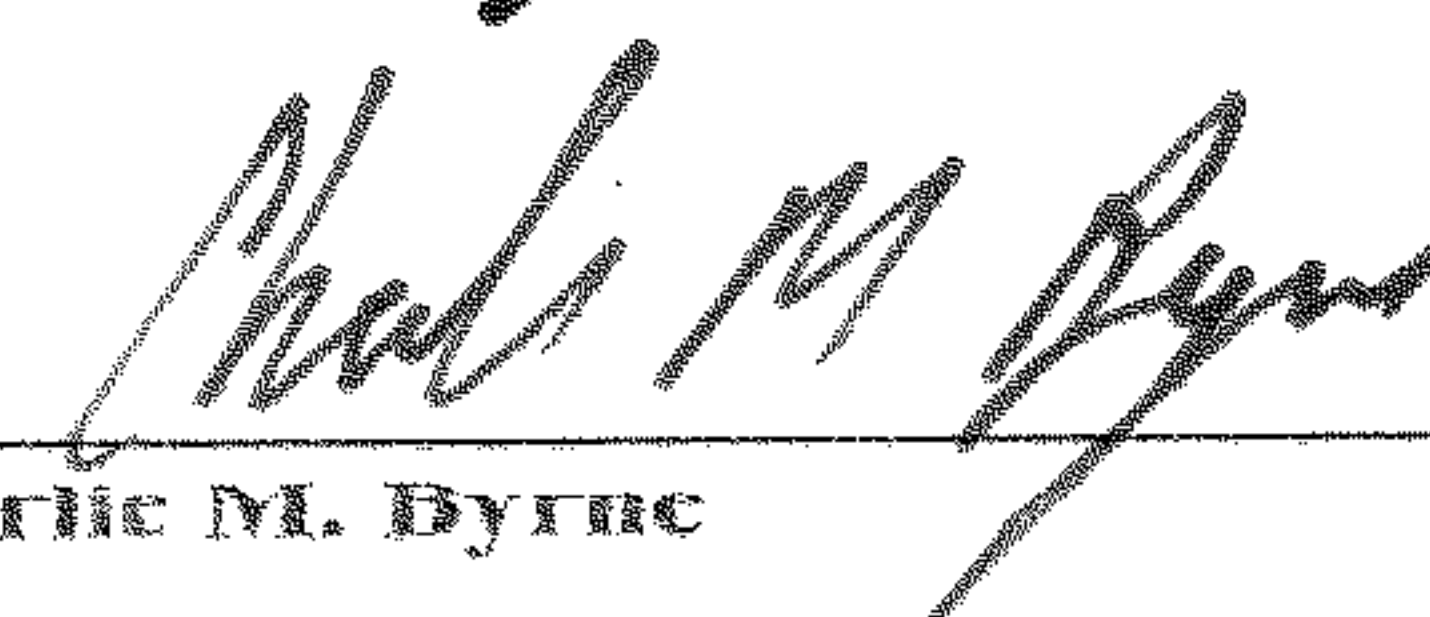
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

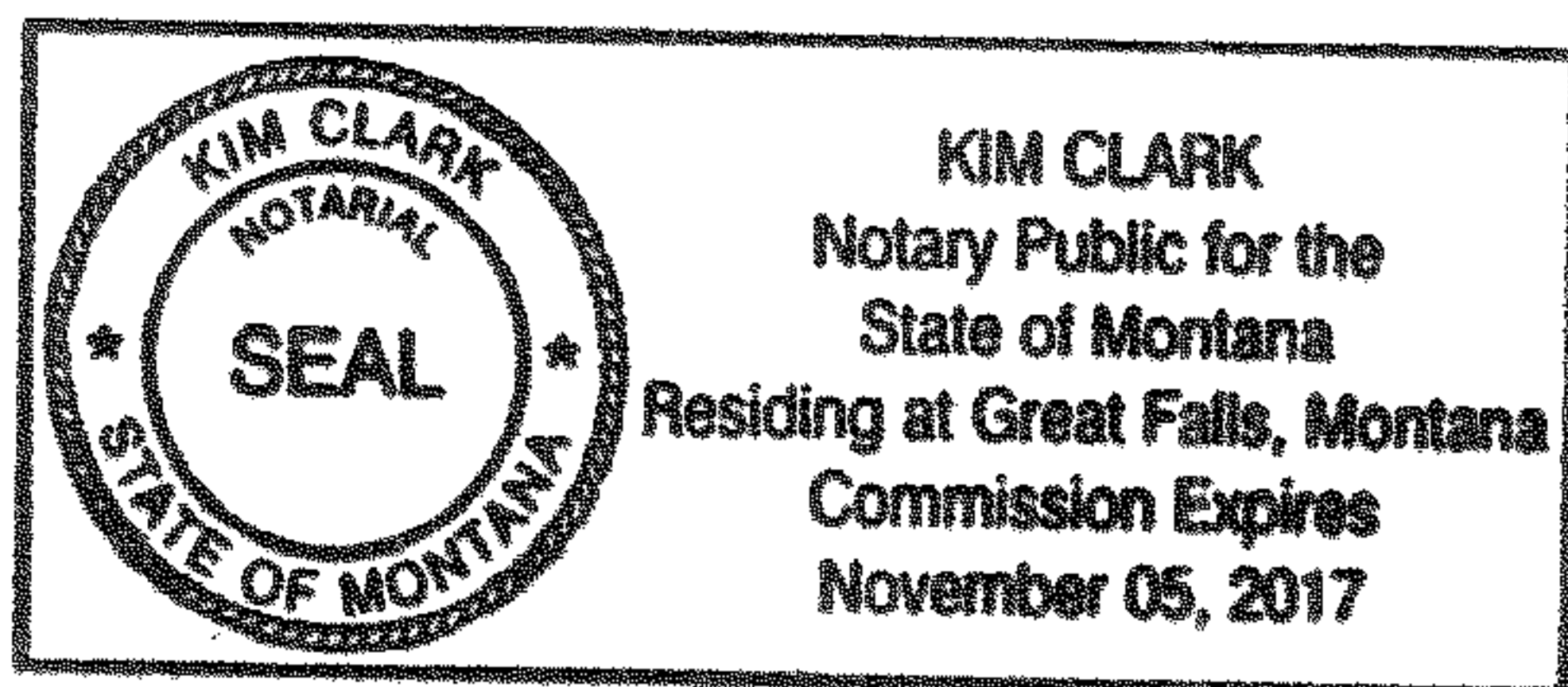
In Witness Whereof, I have hereunto set my hand and seal this 30<sup>th</sup> day of January, 2014.

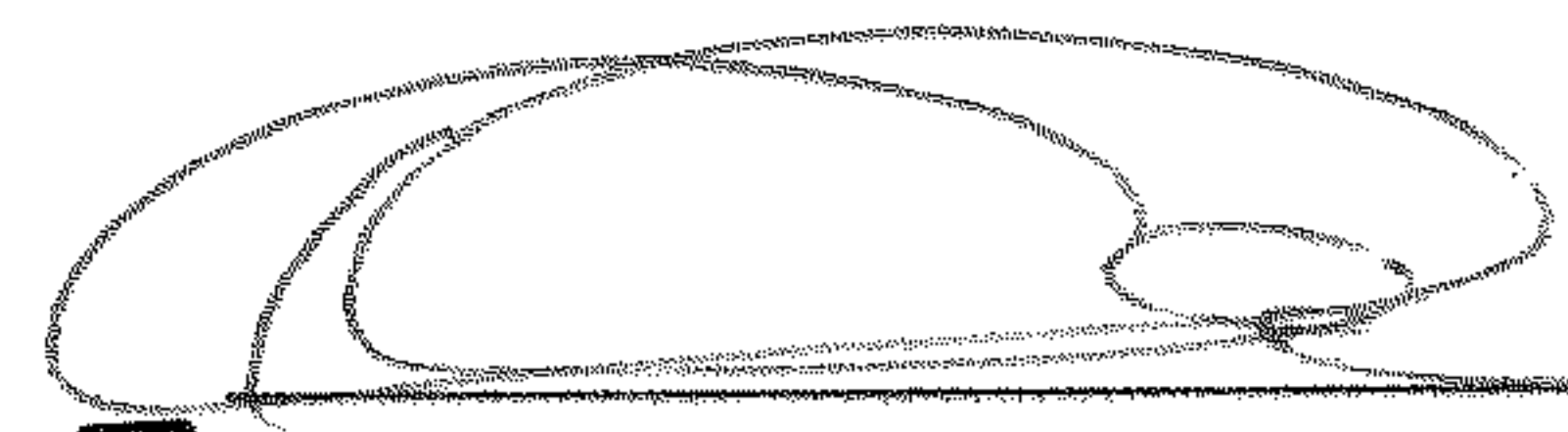
  
→ Charlie M. Byrne

→ STATE OF Montana  
→ COUNTY OF Cascade

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charlie M. Byrne, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30 day of January, 2014.



→   
→ Notary Public  
→ My Commission Expires: 11/05/2017



## Real Estate Sales Validation Form

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

Grantor's Name Charlie M. Byrne  
 Mailing Address PO Box 1643  
Great Falls, MT 59403

Grantee's Name Carlisle Creek Construction, LLC  
 Mailing Address 3746 Chapel Creek Circle  
Birmingham, AL 35226

Property Address 317, 318, 321 Timber Ridge Trail  
Alabaster, AL 35007

Date of Sale 01/31/2014

Total Purchase Price \$ 15,000.00

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)

☐ Bill of Sale

☒ Sales Contract

☒ Closing Statement

☐ Appraisal

☐ Other

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 1/31/14

Print Kelly B. Furgerson

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 01/31/2014 01:15:09 PM  
 \$35.00 KELLY  
 20140131000028200

*[Signature]*