

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
15 Southlake Lane, Ste 130  
Hoover, AL 35244

Send Tax Notice To:  
TEAL Properties, LLC  
1170 Mountainwood Lane  
Birmingham, AL 35244

**WARRANTY DEED**

STATE OF ALABAMA                    )  
  )  
SHELBY COUNTY                    )  
  )           KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY FOUR THOUSAND and 00/100 Dollars (\$34,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Flora Eloise Stell, a single individual, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto TEAL Properties, LLC, an Alabama limited liability company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

*ES*  
Initial  
5/2/14

**Lot 3 +** Lot 4, according to Fancher's Subdivision of a portion of the SW ¼ of the NE ¼ of Section 3, Township 24 North, Range 12 East, according to Map recorded in Map Book 4, page 31 in the Probate Office of Shelby County, Alabama. Less and except the South 10 feet of Lot 4 as described in Deed Book 329 page 553; all being situated in Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2014 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

\$34,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

Flora Eloise Stell is the surviving spouse of that certain Deed recorded in Book 167, Page 168 in the Probate Office of Shelby County, Alabama. The other grantee, Billy L. Stell, having died on or about April 27, 2014.

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns, forever.  
And the Grantor does for herself and for her successors and assigns covenant with the said Grantee, its heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will, and her successors and assigns shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 2nd day of May, 2014.

*Flora Eloise Stell*  
\_\_\_\_\_  
Flora Eloise Stell

STATE OF ALABAMA)  
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Flora Eloise Stell, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand, this 2nd day of May, 2014.

  
20140508000138820 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
05/08/2014 11:42:09 AM FILED/CERT

*Molly A Thomas*  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires 11-08-2015



# Real Estate Sales Validation Form

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

Grantor's Name Flora Eloise Stell  
Mailing Address 109 MerimecNews Lane  
Birmingham, AL 35244

Grantee's Name TEAL Properties, LLC  
Mailing Address 1170 Mountainwood LN  
Birmingham, AL 35244

Property Address 195 Melton Street  
Montevallo, AL 35115

Date of Sale 5/2/14  
Total Purchase Price \$ \$34,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$



20140508000138820 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
05/08/2014 11:42:09 AM FILED/CERT

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 5/8/14

Print Gary Harrell

Unattested

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1