


Parcel I.D. #: 8-5-21-4-401-010.000

Send Tax Notice To: Wildflower Properties, LLC
460 Camden Cove Circle
Calera, AL 35040

Shelby County, AL 10/24/2014
State of Alabama
Deed Tax: \$35.50

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20141024000337370 1/4 \$59.50
Shelby Cnty Judge of Probate, AL
10/24/2014 02:52:26 PM FILED/CERT

Know all men by these presents, that in consideration of the sum of Thirty-Five Thousand Thirty-Four Dollars and 00/100 (\$ 35,034.00), the receipt of sufficiency of which are hereby acknowledged, that **Howard Baer, a single man, and Julia Elizabeth Baer, as Trustee of the Family Trust established under the Last Will & Testament of Phillip A. Baer, dated 09 February, 2000**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Wildflower Properties, L.L.C., a duly registered Alabama limited liability company**, hereinafter known as the GRANTEE;

Lot 455 Dare's Map of Calera, Alabama, being 50 feet wide fronting on the east side of Montgomery Highway and running back to public alley 150 feet; as shown by said map on record in the Probate Office of Shelby County, Alabama.

Subject to any and all easements, rights of way and restrictions of record.

The legal description was provided by the GRANTOR and was taken from that certain instrument recorded in as Instrument # 20091116000425730, in the Shelby County, Alabama, Probate Judge's Office. This deed was prepared with the benefit of a title search having been conducted by Shelby County Abstract & Title Co., Inc., under policy # S-14-21726, and a survey was not performed.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a

good right to sell and convey he same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 24 Day of OCT., 2014.

Howard Baer
Howard Baer
GRANTOR


Julia Elizabeth Baer
Julia Elizabeth Baer, as Trustee of the
Family Trust established under the Will
of Phillip A. Baer, dated 09 February, 2000

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Howard Baer*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 24 Day of OCT., 2014.


[Signature]
NOTARY PUBLIC
My Commission Expires: 3/9/2014


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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Julia Elizabeth Baer, as Trustee of the Family Trust established under the Will of Phillip A. Baer, dated 009 February, 2000*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.


Given under my hand and official seal of office on this the 24 Day of Oct, 2014.



NOTARY PUBLIC
My Commission Expires: 3/9/2016

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040


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Shelby Cnty Judge of Probate, AL
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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 HOWARD BAER ?
Mailing Address FAMILY TRUST
1322 Hillwood Dr.
ALABAMA, AL 35040

Grantee's Name MARK DYER
Mailing Address W. 1801A Prop. LLC
460 Camden Cove Dr.
CALERA, AL 35040

Property Address 8271 Hwy. 31
CALERA, AL 35040

Date of Sale 10/24/14
Total Purchase Price \$ 35,043.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



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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 _____

Print Mark L Dyer

Unattested

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)