

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Rigoberto Garcia
2200 Valleydale Road Suite 200
Birmingham, AL 35244

20141203000380590
12/03/2014 03:53:52 PM
DEEDS 1/2

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Thirty-Nine Thousand Four Hundred And No/100 Dollars (\$39,400.00) in hand paid by Rigoberto Garcia (hereinafter referred to as "GRANTEES") to WTD, LLC, an Alabama Limited Liability Company (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEES, the following described real estate in **Shelby County, Alabama**, to wit:

Lot 405, according to the Survey of Final Plat of Wild Timber, Phase 4, as recorded in Map Book 37, Page 64, in the Probate Office of Shelby County, Alabama.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2015 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

TO HAVE AND TO HOLD, to the said **GRANTEES** their heirs, personal representatives, transferees and assigns, forever, provided however, that **GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

IN WITNESS WHEREOF, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this December 1, 2014.

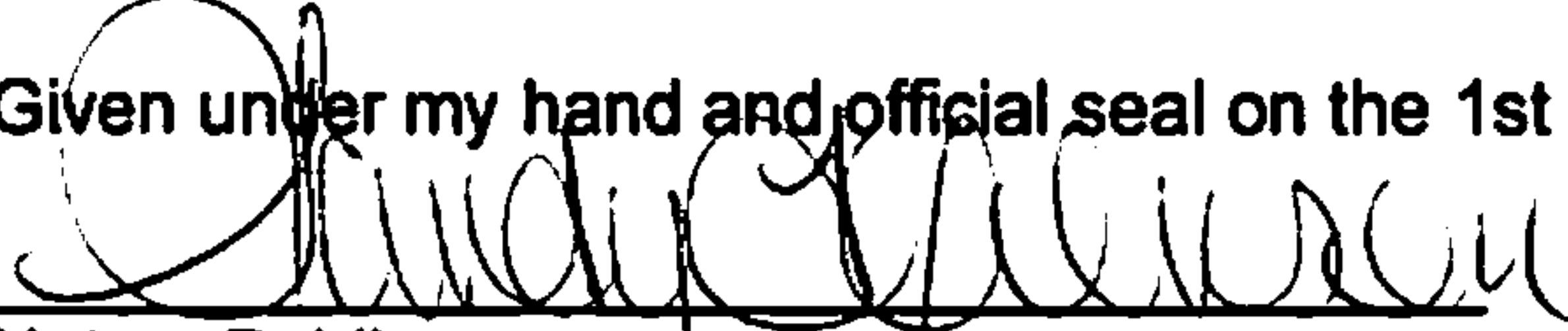
WTD, LLC


Delton L. Clayton, Manager

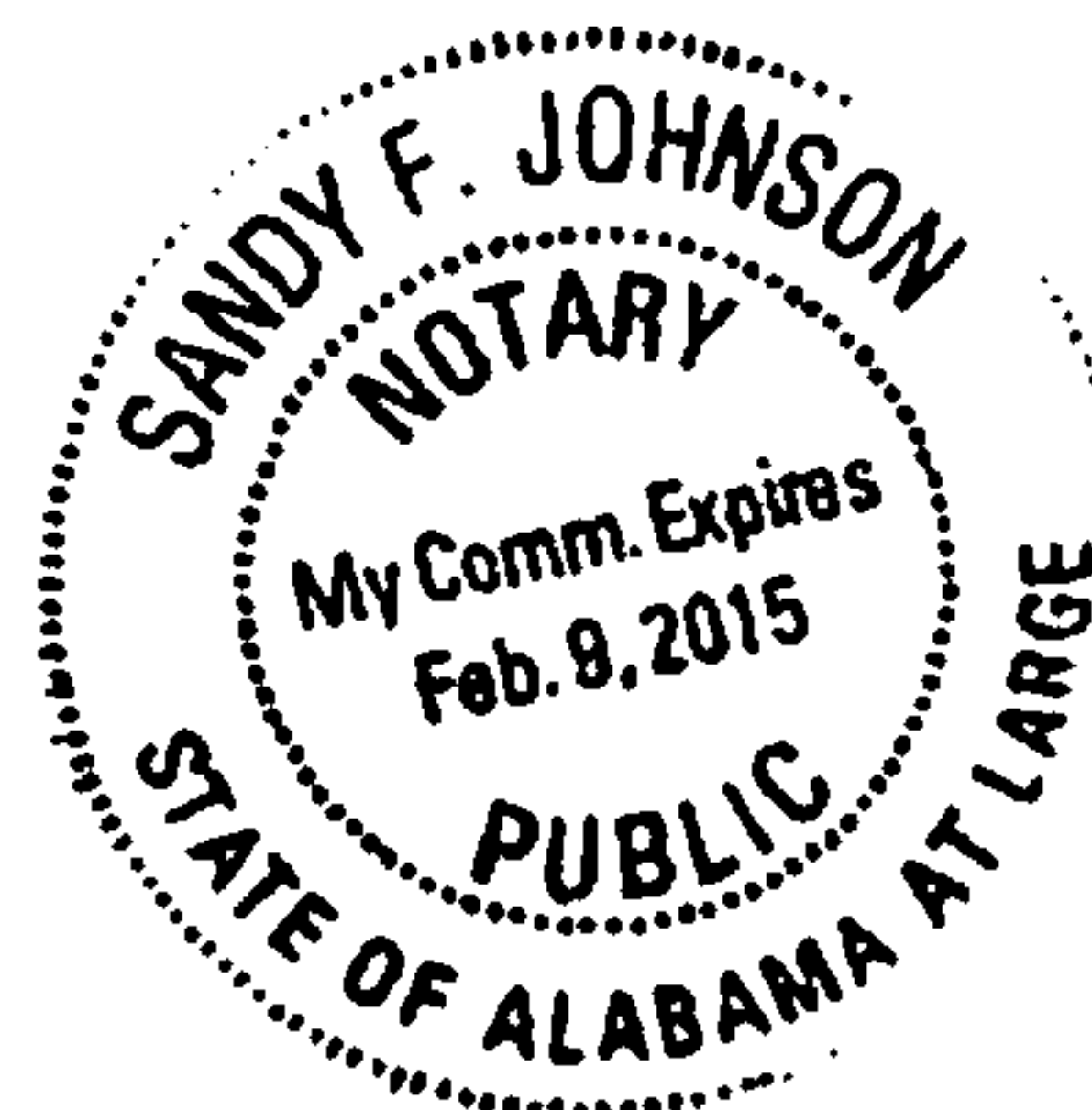
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Delton L. Clayton, as Manager of WTD, LLC, 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, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and official seal on the 1st day of December, 2014.



Notary Public
Commission Expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	WTD, LLC	Grantee's Name	Rigoberto Garcia
Mailing Address	Lot 405, Ridgeview Trail, Wild Timber, Phase 4 Pelham, AL 35124	Mailing Address	2200 Valleydale Rd Ste 200 Birmingham, AL 35244
Property Address	Lot 405, Ridgeview Trail, Wild Timber, Phase 4 Pelham, AL 35124	Date of Sale	December 1, 2014
	20141203000380590	Total Purchase Price	\$39,400.00
	12/03/2014 03:53:52 PM	or	
DEEDS 2/2		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other:
<input 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 - WTD, LLC, Lot 405, Ridgeview Trail, Wild Timber, Phase 4, Pelham, AL 35124.

Grantee's name and mailing address - Rigoberto Garcia, , .

Property address - Lot 405, Ridgeview Trail, Wild Timber, Phase 4, Pelham, AL 35124

Date of Sale - December 1, 2014.

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 with 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: December 1, 2014

Sign Halcyon Taylor
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/03/2014 03:53:52 PM
\$56.50 CHERRY
20141203000380590

James W. Fuhrmeister