

20151214000425870  
12/14/2015 12:25:34 PM  
DEEDS 1/3

Send tax notice to:  
Jeffrey M. Hornsby  
Jennifer C. Hornsby  
335 Strathaven Circle  
Pelham, AL 35124

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243  
BHM1500513

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Eighty Eight Thousand and 00/100 Dollars (\$288,000.00)** in hand paid to the undersigned **DAL Properties, LLC** (hereinafter referred to as "Grantors"), by **Jeffrey M. Hornsby and Jennifer C. Hornsby** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 1723, Strathaven, Phase VI, in Ballantrae, as recorded in Map Book 44, Page 97, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

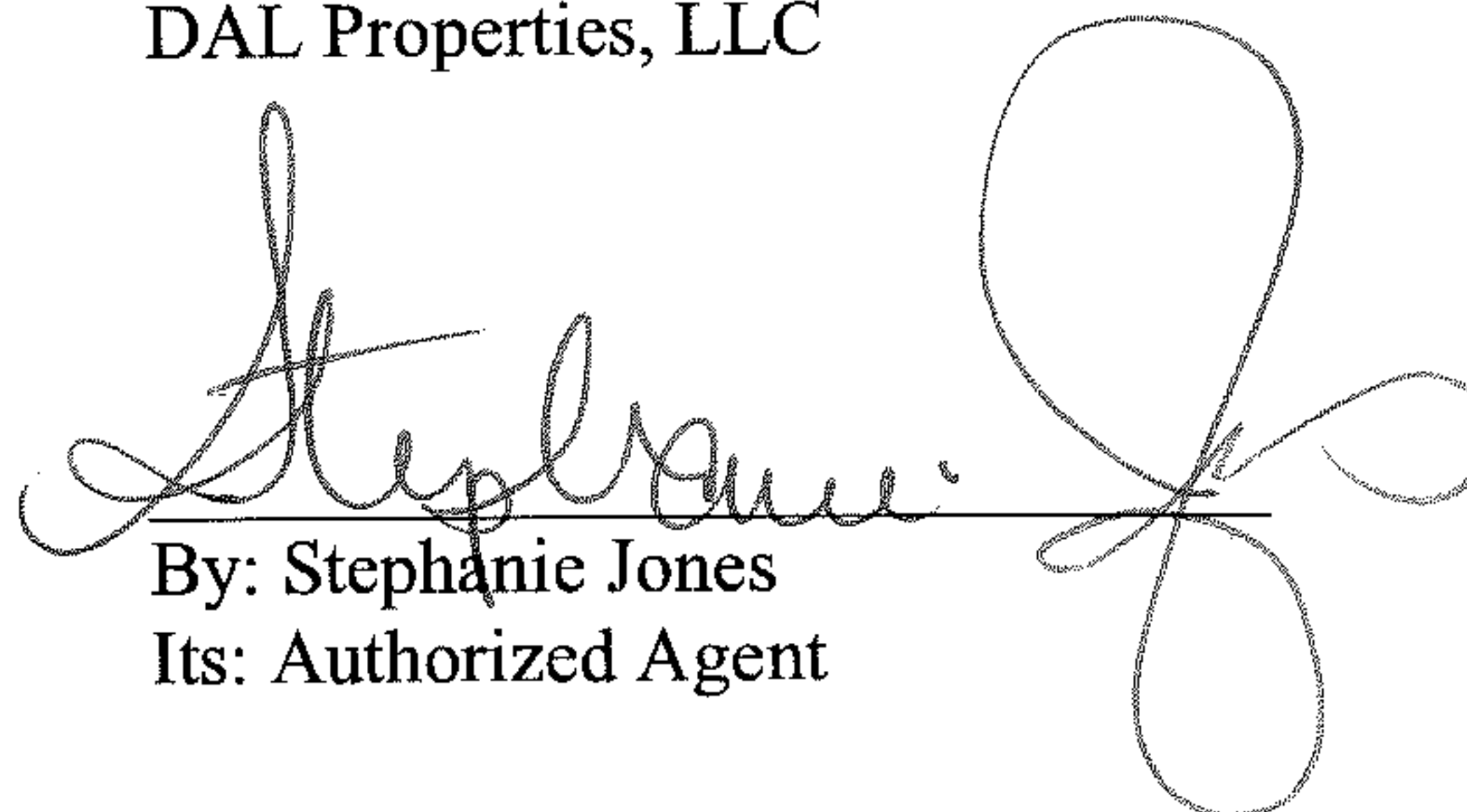
\$273,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, DAL Properties, LLC have hereunto set its signature and seal on December 8, 2015.

DAL Properties, LLC

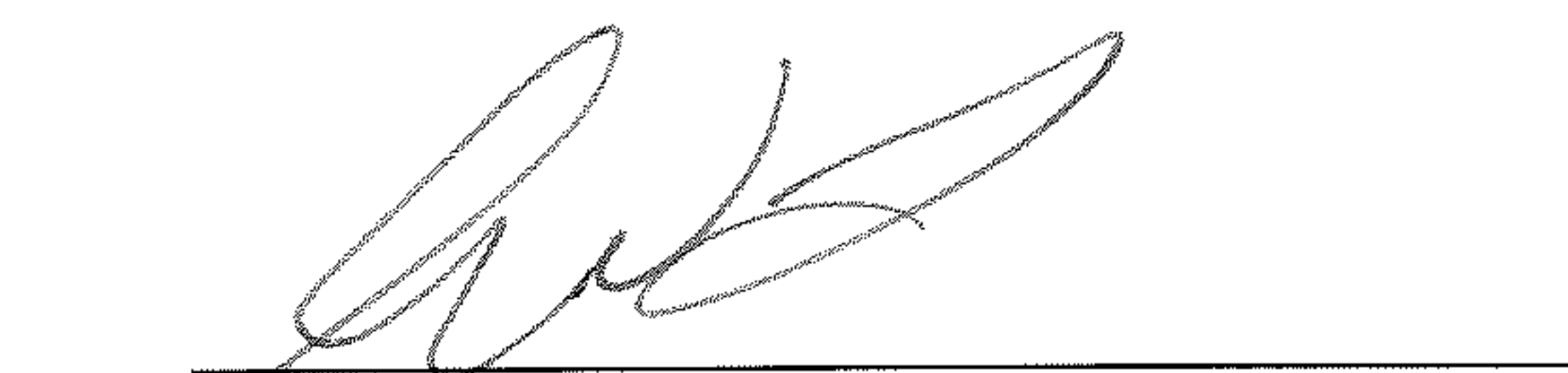
  
By: Stephanie Jones  
Its: Authorized Agent

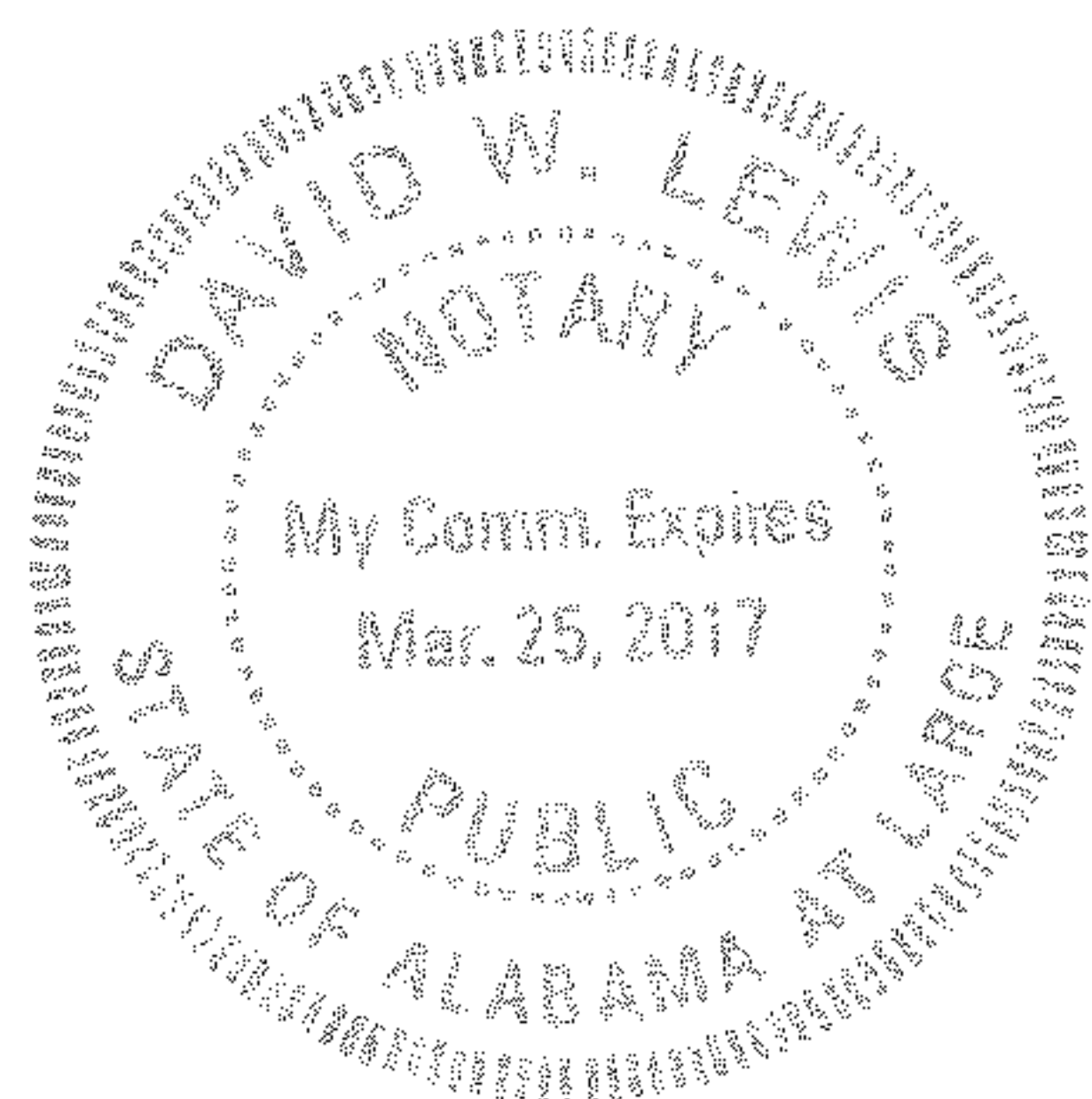
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Jones, whose name as Authorized Agent of DAL Properties, LLC , a limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, as such authorized agent and with full authority, executed the same voluntarily for and as the act of said limited liability company on the date the same bears date.

Given under my hand and official seal this the 8<sup>th</sup> day of December, 2015.

(NOTARIAL SEAL)

  
Notary Public  
Print Name: DAVID W. LEWIS  
Commission Expires: 3/25/17



## Real Estate Sales Validation Form

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

Grantor's Name DAL Properties, LLC  
 Mailing Address 135 Belcher Dr.  
Pelham, AL 35124

Grantee's Name Jeffrey M. Hornsby  
 Mailing Address Jennifer C. Hornsby  
335 Strathaven Circle  
Pelham, AL 35124

Property Address 335 Strathaven Circle  
Pelham, AL 35124

Date of Sale 12/08/15  
 Total Purchase Price \$ 288,000.00  
 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.

BAM 1500513

**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.

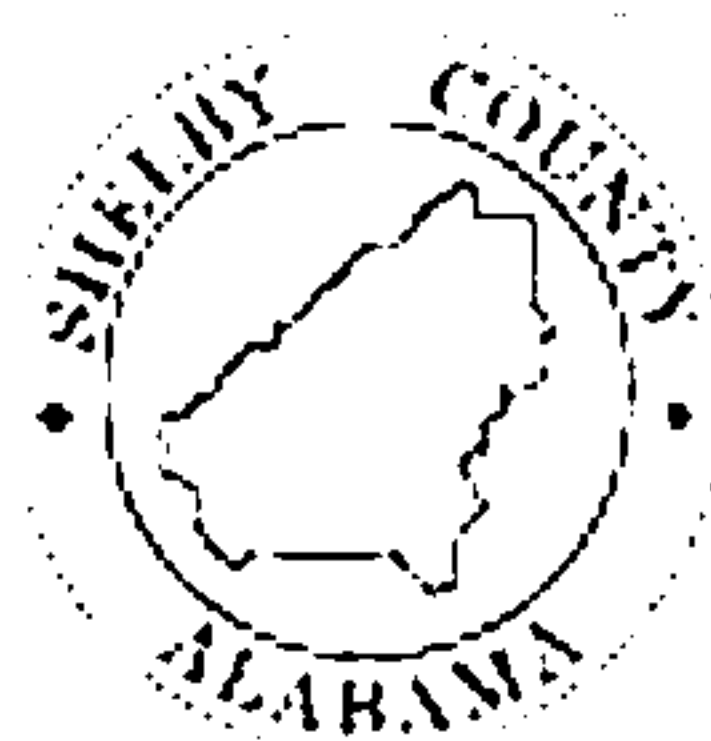
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 12/08/15Print DAVE W. LEWIS

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

Tested and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 12/14/2015 12:25:34 PM  
 \$34.50 DEBBIE  
 20151214000425870