

Send Tax Notice:

Tom McKeone
431 Easton Forest Circle SE
Palm Bay, FL 32909-6847

This Instrument Prepared By:
Stewart & Associates, P. C.
3595 Grandview Parkway Ste 645
Birmingham, AL 35243

PEL1500429

STATE OF ALABAMA

COUNTY OF JEFFERSON

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that inconsideration of the sum of **One Hundred Fifty Five Thousand and 00/100 Dollars (\$155,000.00)** and other good and valuable consideration in hand paid to the undersigned, **Shelby Resources, Inc.** (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto **Tom McKeone (hereinafter "Grantee")**, the following described real estate situated in Shelby County, State of Alabama, to wit:

See attached Exhibit "A" for complete legal description of the property being conveyed by this instrument.


Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, easements, conditions, covenants and restrictions of record.

Subject to the outstanding right of redemption which exists as a result of that certain foreclosure deed dated December 11, 2015 recorded in Instrument No 20151216000429650 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the Grantee, and unto his heirs executors, administrators and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

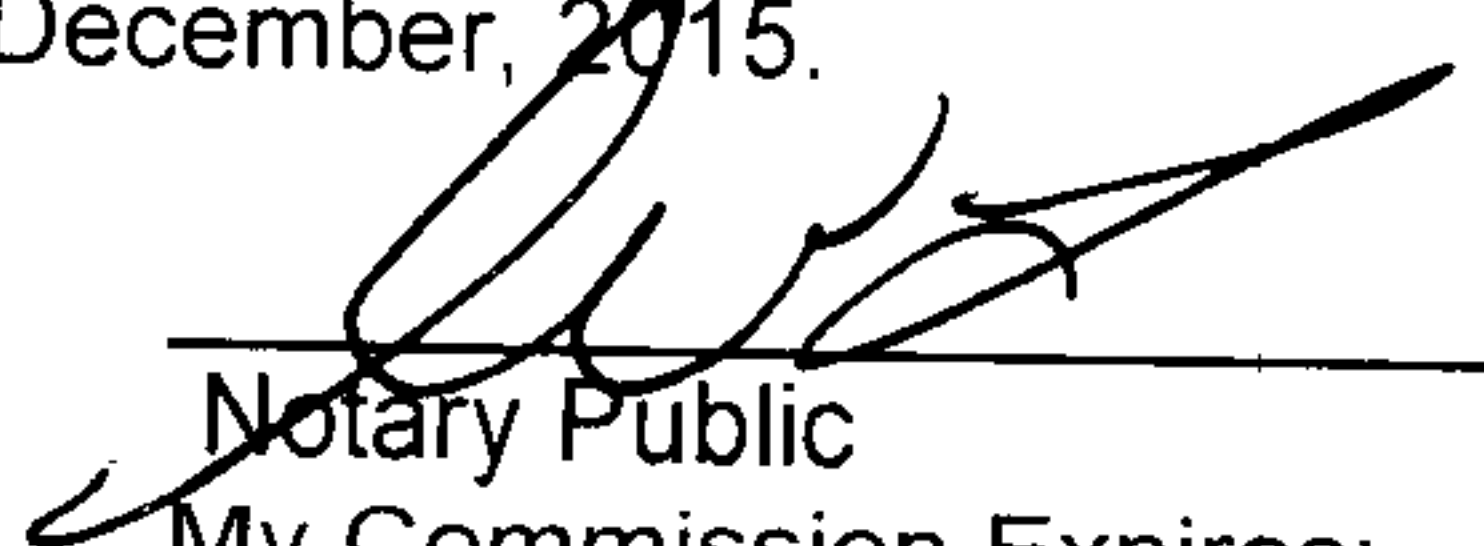
WITNESS my hand and seal this 23rd day of December, 2015

Shelby Resources, Inc.

By Michael D. Phillips
Its: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that MICHAEL D. PHILLIPS as PRESIDENT for SHELBY RESOURCES, INC. an Alabama Corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such officer and full authority executed the same voluntarily for and as the act of said corporation on the same bears date..

GIVEN under my hand and seal this the 23rd day of December, 2015.


Notary Public
My Commission Expires:
3/25/17




Shelby County, AL 12/29/2015
State of Alabama
Deed Tax: \$155.00



20151229000441580 1/3 \$175.00
Shelby Cnty Judge of Probate, AL
12/29/2015 12:02:23 PM FILED/CERT

EXHIBIT "A"

Lot 530, according to the Survey of Grande View Estates, Givianpour Addition to Alabama, 5th Addition, as recorded in Map Book 21, Page 133 in the Probate Office of Shelby County, Alabama.

A handwritten signature in black ink, appearing to be "MP" or similar, enclosed within a circular scribble.A standard 1D barcode with vertical black bars of varying widths on a white background.

20151229000441580 2/3 \$175.00
Shelby Cnty Judge of Probate, AL
12/29/2015 12:02:23 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name SHELBY RESOURCES, INC
Mailing Address PO BOX 419
PELHAM, AL 35124

Grantee's Name TOM MCKEONE
Mailing Address 431 EASTON FOREST LK SE
PALEMBAY FL 32909

Property Address 400 LANE PARK TRL
MMUENE AL 35114

Date of Sale 12-23-15

Total Purchase Price \$ 155,000

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 12/23/15

Print DAVID W. LEWIS

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20151229000441580 3/3 \$175.00
Shelby Cnty Judge of Probate, AL
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