

# WARRANTY DEED

Title and Legal not examined

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY SIX THOUSAND DOLLARS (\$46,000.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, P. Suzanne Williams (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto 1561APPLEGATE, LLC (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 75, according to the survey of Applegate Manor, as recorded in Map Book 9, page 125,A, B and C in the Probate Office of Shelby County, Alabama ; being situated in Shelby County, Alabama; together with all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed to Applegate Realty, Inc. to the Applegate Townhomes Associates, Inc.by deed recorded in Probate Office of Shelby County, Alabama in Real 65, Page 201, and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in the Probate Office of Shelby County, Alabama, in Real 63, page 634; being situated in Shelby County, Alabama.**

Subject to limitations, if any of record.

To Have and to Hold to the said grantee, his heirs and assigns forever.

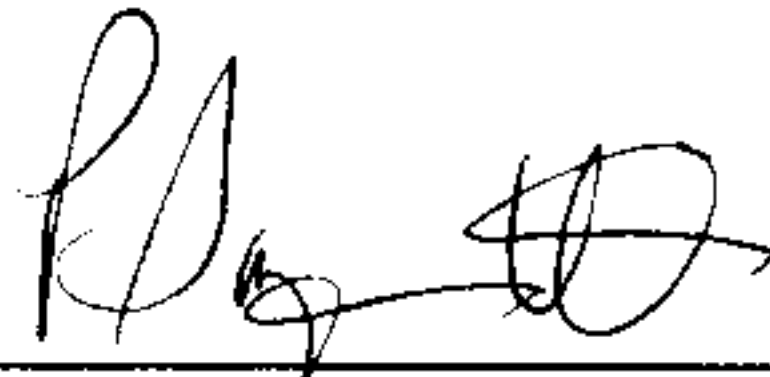
And I do for myself and for my heirs, executors and administrators, covenant with said grantee, heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid, that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 01/31/2017  
State of Alabama  
Deed Tax:\$46.00



20170131000038230 1/3 \$67.00  
Shelby Cnty Judge of Probate, AL  
01/31/2017 02:36:49 PM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 19<sup>th</sup>  
day of JAN, 2017.

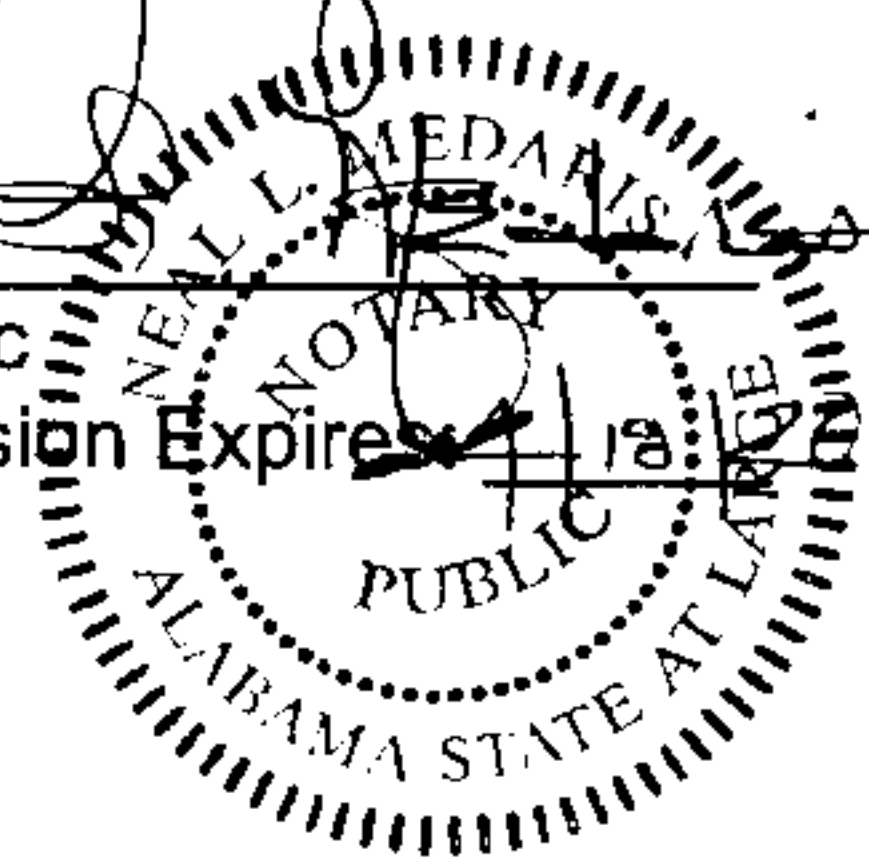
  
P. Suzanne Williams


STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, Neil L. Medaris, a Notary Public in and for said County in  
said State, hereby certify that P. Suzanne Williams 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 this instrument, they, as such officers and with  
full authority, executed the same voluntarily for and as the act of said general  
partnership.

Given under my hand and official seal this the 19 day of January, 2017.

  
Notary Public  
My Commission Expires 12/18/18



  
20170131000038230 2/3 \$67.00  
Shelby Cnty Judge of Probate, AL  
01/31/2017 02:36:49 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 PSUZANNE WILLIAMS

Grantee(s) 1501 APPEGATE LLC

Grantees: 125 CHASE CREEK CIR

Mailing Address PELHAM AL 35124

Mailing Address

PSW PROPERTY MANAGERS  
PO BOX 751  
PELHAM AL 35124  
31 JAN 17

Property Address 1501 APPEGATE LN  
ALABASTON AL 35007

Date of Sale

IN CONSIDERATION  
Actual Value  
or  
Assessor's Market Value

\$ 46,000

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

☐ Appraisal

☐ Sales Contract

☒ Other CHANGE OF NAME

☐ 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 – 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).

Date 31 JAN 17

Print

PSUZANNE WILLIAMS

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

