

Send tax notice to:  
Ladi G. Cassimiro  
167 Hunter Hills Drive  
Chelsea, AL 35043

**PEL1700178**  
This instrument prepared by:  
Stewart & Associates, P.C./ S. Kent Stewart  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
COUNTY OF Shelby

**WARRANTY DEED**

20170427000145290  
04/27/2017 02:51:44 PM  
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty Five Thousand Eight Hundred and 00/100 Dollars (\$185,800.00) in hand paid to the undersigned, **True Land, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor") by Ladi G. Cassimiro (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Hunter Hills Phase Three, as recorded in Map Book 23, page 79, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

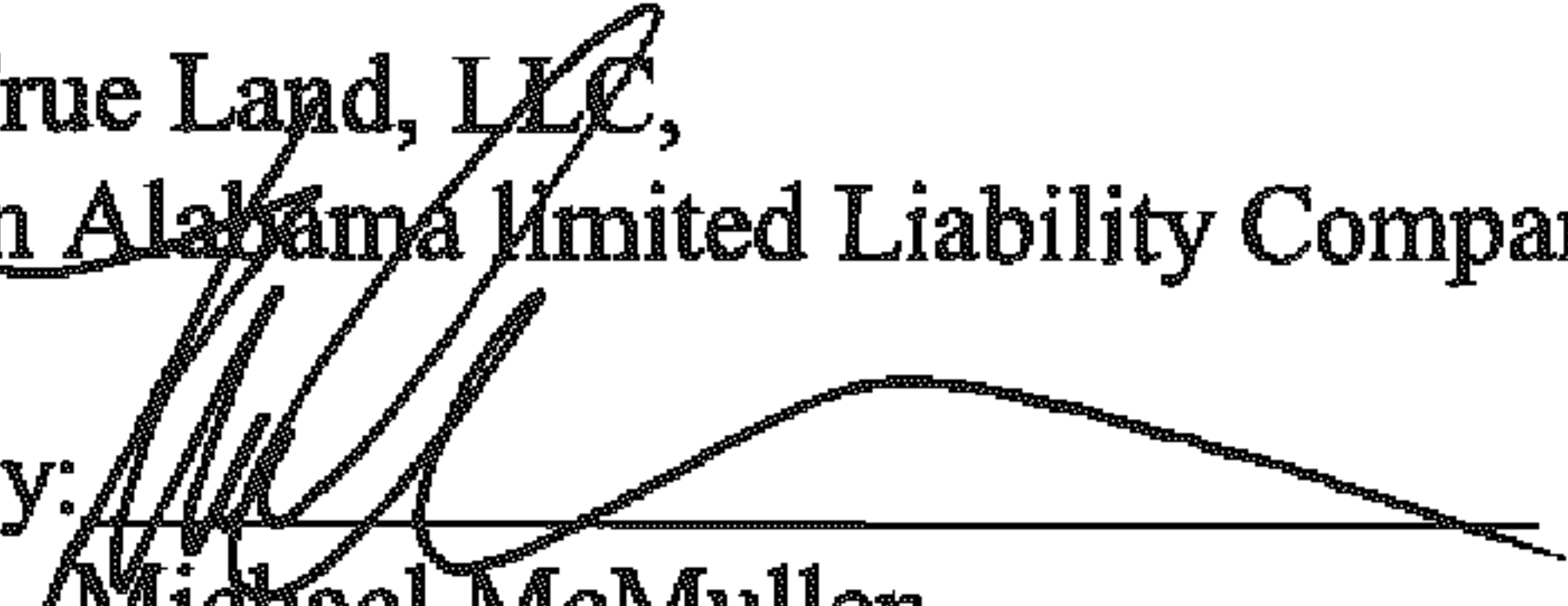
ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

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

The Grantor does for itself, its successors and assigns, covenant with the Grantee, her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, True Land, LLC an Alabama Limited Liability Company, by Michael McMullen its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 26<sup>th</sup> day of April, 2017.

True Land, LLC,  
an Alabama Limited Liability Company

By:   
Michael McMullen  
Its: Member

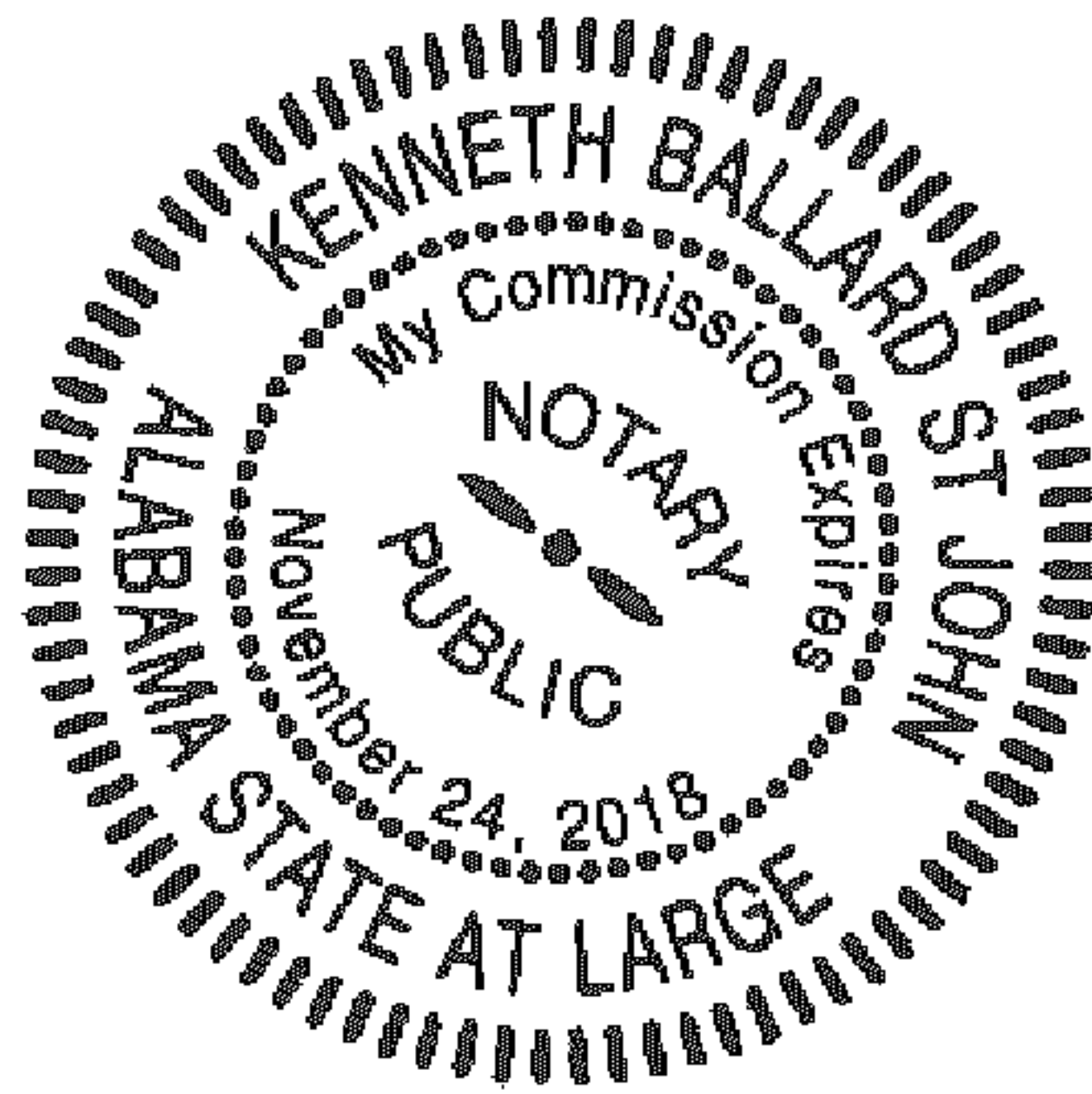
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael McMullen whose name as its Member of True Land, LLC, an Alabama 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, he, in his capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 26<sup>th</sup> day of April, 2017.



Notary Public  
Print Name: Kenneth Ballard St. John  
Commission Expires: 11/24/2018



Real Estate Sales Validation Form

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

Grantor's Name True Land LLC  
Mailing Address 2084 Valleydale Rd  
Prichard AL 35224

Grantee's Name Ladi G Cassimir  
Mailing Address 147 Hunter Hills Dr  
Chelsea AL 35043

Property Address 147 Hunter Hills Dr  
Chelsea AL 35043

Date of Sale 4/26/17  
Total Purchase Price \$ 135,800

Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

20170427000145290 04/27/2017 02:51:44 PM DEEDS 3/3

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 4/27/17

Print Kenneth B St John

Unattested \_\_\_\_\_

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/27/2017 02:51:44 PM  
\$207.00 CHERRY  
20170427000145290

*James W. Fuhrmeister*