

Send tax notice to:
Timeless Homes, LLC
121 High Hampton Drive
Pelham, AL 35124

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

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Twenty Five Thousand and no/100 Dollars (\$25,000.00) in hand paid to the undersigned, **J. W. Stevenson, LLC**, Alabama limited liability company (hereinafter referred to as "Grantor") by Timeless Homes, LLC (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 85, according to the Survey of Bent Creek Subdivision, Sector 2, Phase 1, as recorded in Map Book 39, Page 135, in the Probate Office of Shelby County, Alabama.


This deed was prepared with information supplied by the Grantee herein and relied upon by Stewart & Associates. No title search was performed.

Purchase Money Mortgage Filed Simultaneously Herewith

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

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

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its 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, its heirs, executors, administrators and assigns forever, against the lawful claims of all persons.


20190322000093260 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/22/2019 03:50:26 PM FILED/CERT

IN WITNESS WHEREOF, Grantor, J.W. Stevenson, LLC, an Alabama Limited Liability Company, by Jackie W. Stevenson its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 4 day of February, 2019.

J. W. Stevenson, LLC, an Alabama limited Liability Company.

By: Jackie W. Stevenson
Jackie W. Stevenson

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 Jackie W. Stevenson, whose name as Member of J.W. Stevenson, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is 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 4 day of February, 2019.

Heather Letts

Notary Public

Print Name:

Commission Expires:



20190322000093260 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/22/2019 03:50:26 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 J. W. STEVENSON, LLL
Mailing Address 80 Harbor Dr
Wilsonville, AL 35186

Grantee's Name Timeless Homes LLC
Mailing Address 121 High Hampton Dr
Pelham, AL 35124

Property Address 492 Bent Creek Trace
Pelham, AL 35124

Date of Sale 2/4/2019
Total Purchase Price \$ 25,000-
or
Actual Value \$
or
Assessor's Market Value \$

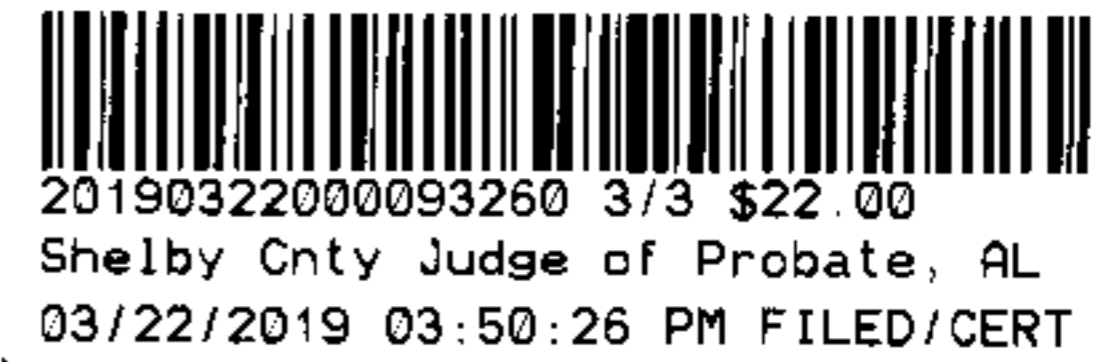
Parcel # 14-1-12-002-044.000

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
Sales Contract
Closing Statement

Appraisal
Other DEED Dated 2/4/19

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 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 2/4/19

Print Jackie W. Stevenson

Unattested (verified by) [Signature]

Sign Jackie W. Stevenson (Grantor/Grantee/Owner/Agent) circle one

Print Form