

WARRANTY DEED

20190614000210140
06/14/2019 09:59:24 AM
DEEDS 1/2

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
King G. Properties III, LLC
15000 Robin Court
Austin, TX 78734

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten and 00/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **MYRNA L. MCSWEENEY, an unmarried woman** (herein referred to as Grantor) grant, bargain, sell and convey unto **KING G. PROPERTIES III, LLC** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

The East 1/2 of the NE 1/4 of the NE 1/4 of Section 4, Township 21 South, Range 2 West

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

The Grantor, Myrna L. McSweeney, is the surviving Grantee of the deed recorded in the Book 42 Page 92. The other Grantee, Joseph McSweeney, having died on or about the 21st day of August, 2014.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 12 day of June, 2019.

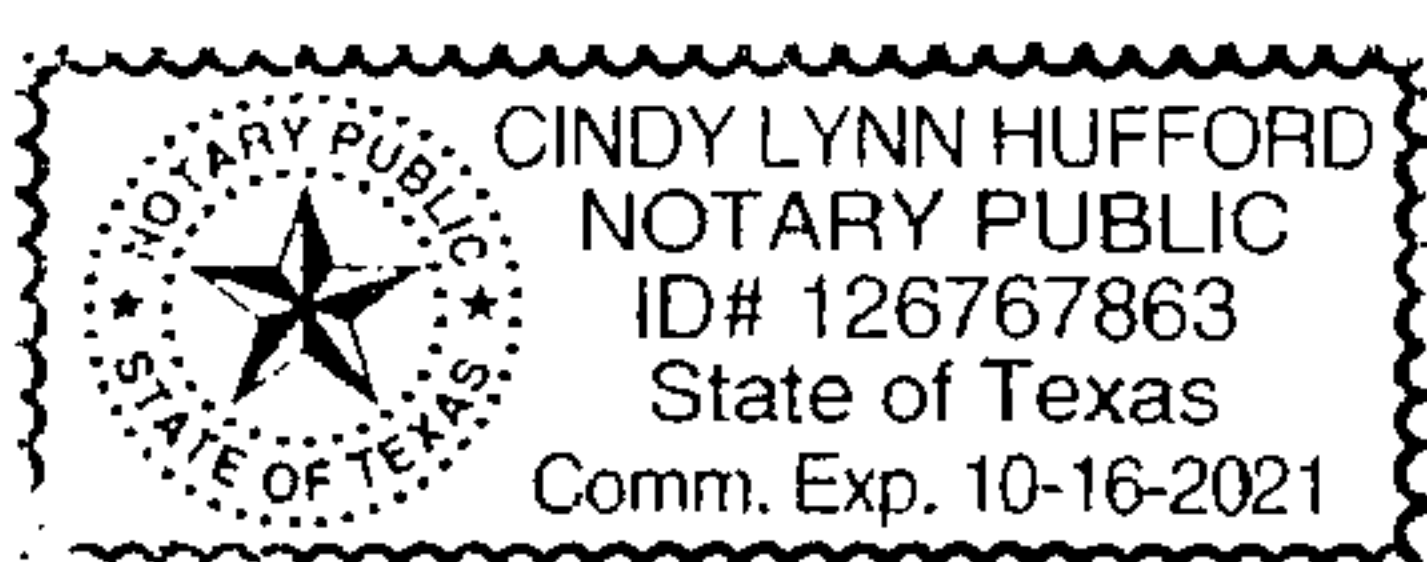
Myrna L. McSweeney by Her Attorney in Fact, Edwina June King
Myrna L. McSweeney, by Her Attorney in Fact, Edwina June King

STATE OF Texas

COUNTY OF Tarrant

I, Cindy Hufford, a Notary Public in and for said County, in said State, hereby certify that **Edwina June King**, whose name as Attorney in Fact for **Myrna L. McSweeney**, 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 this instrument, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of June, 2019.



Cindy Hufford
Notary Public
My Commission Expires: 10-16-2021

Real Estate Sales Validation Form

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

Grantor's Name Myrna L. McSweeney Grantee's Name King G. Properties III, LLC
Mailing Address P.O. Box 341343 Austin, TX 78734 15000 Robin Court Austin, TX 78734

Property Address 660 Deer Run Rd. Alabaster, AL 35007 Date of Sale 6/12/2019
Total Purchase Price \$ Or Actual Value \$ Or Assessor's Market Value \$ 216,410.00

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 X Other Tax Assessor's Value under Parcel
Closing Statement # 22-2-04-0-000-001.021

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 6/12/2019 Print

Unattested (verified by) Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/14/2019 09:59:24 AM
\$234.50 CHARITY
20190614000210140

Alvin S. Bayl