

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Ricky L. Nix, Jr.
160 Starboard Dr.
Shelby, AL 35143

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Seventy Eight Thousand dollars and Zero cents (\$78,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Seminole Partners Fund I, LP By: Eric Maurer (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ricky L. Nix, Jr. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 4 & 5, Block 7, of Glascock's Subdivision, according to the map of plat thereof, as recorded in Map Book 4, Page 23, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$79,591.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 15 day of August, 2012.

(SEAL)

Eric Maurer
Seminole Partners Fund I, LP
By: Eric Maurer, Managing Member
(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

COUNTY Covington

General Acknowledgment

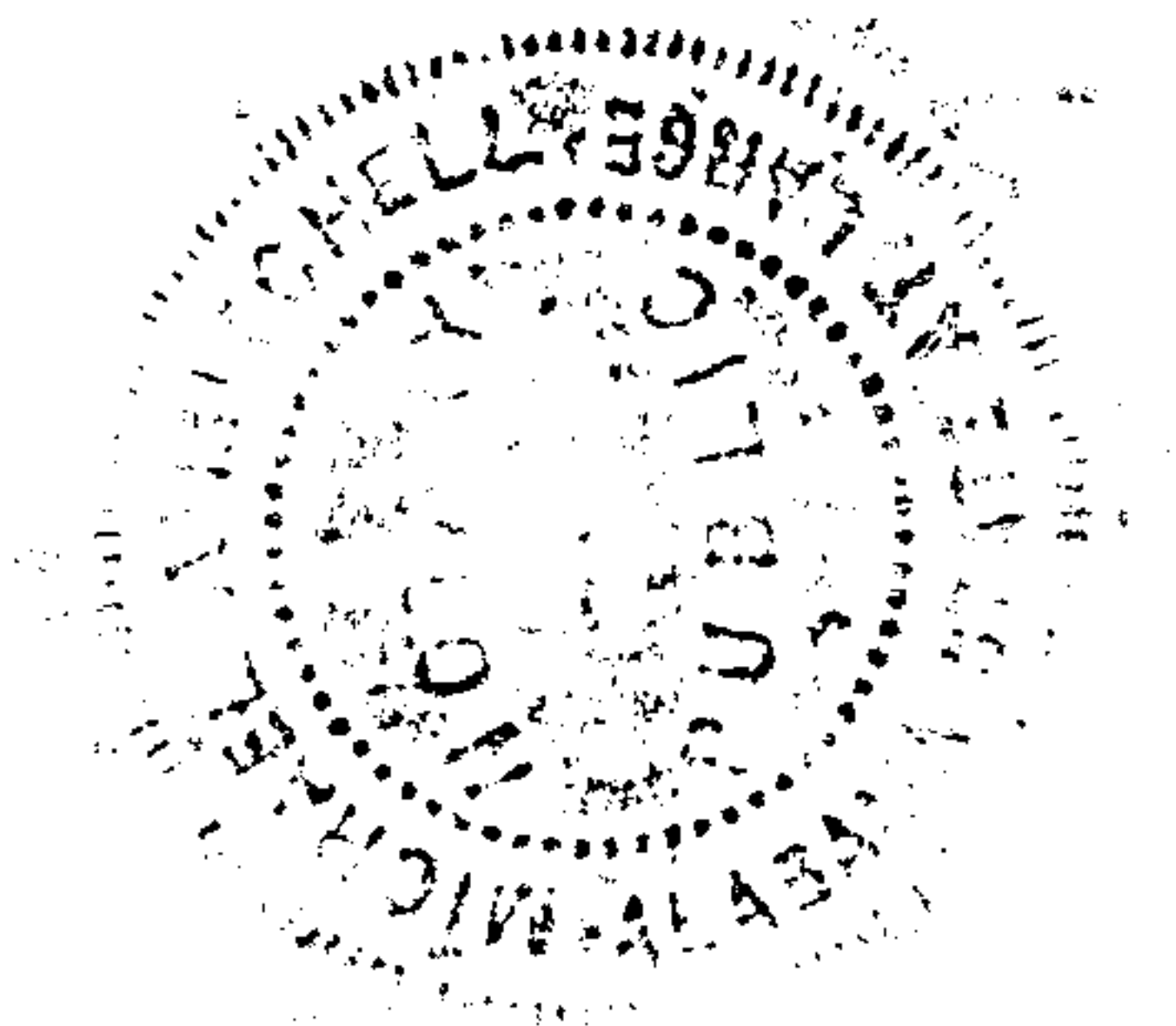
I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Seminole Partners Fund I, LP By: Eric Maurer, Managing Member whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of August, 2012.

~~My Commission Expires March 14, 2015~~

Michael A. Mitchell
Notary Public

~~My Commission Expires: 10-16-12~~



20120822000314650 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
08/22/2012 12:37:50 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 Seminole Pts
Mailing Address 503 Dr MIK Jr Exp y
Andalusia AL 36420

Grantee's Name Ricky Nix JR
Mailing Address _____

Property Address 160 Starboard Dr
Shelby AL 35143

Date of Sale 8-16-12
Total Purchase Price \$ 78,000.00
or
Actual Value \$ _____
Or
Assessors 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 person 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, Section 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, Section 40-22-1(h).

Date 8/16/12

Print Mike T. Atchison

____ Unattested _____
(verified by)

Sign Mike T Atchison
(Grantor/Grantee/Owner/Agent) circle one

