



20120904000334200 1/3 \$69.50
 Shelby Cnty Judge of Probate, AL
 09/04/2012 03:28:45 PM FILED/CERT



20111228001241060 1/2
 Bk: LR201110 Pg:470
 Jefferson County, Alabama
 I certify this instrument filed on:
 12/28/2011 04:04:44 PM D
 Judge of Probate- Alan L King

Prepared By: Kenneth W. Battles, Sr., Esq.
 Battles Law Firm, LLC
 Post Office Box 352
 Pinson, Alabama 35126

Send Tax Notice To.
 BWM Investments, LLC
 P. O. Box 94777
 Birmingham, Alabama 35220

**STATE OF ALABAMA)
 COUNTIES OF SHELBY)**

TITLE NOT EXAMINED

WARRANTY DEED

THIS DEED, made and entered into this the 23 day of December, 2011, by and between **Angie Rutledge**, a married woman, herein called "**GRANTOR**", (whether one or more), and **BWM Investments, LLC**, herein called "**GRANTEE**";

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of **FIFTY ONE THOUSAND FOUR HUNDRED AND 00/100 DOLLARS (\$51,400.00)**, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Angie Rutledge**, as Grantor, has this day bargained and sold and by these presents does hereby grant, sell, transfer and convey unto said Grantee, **BWM Investments, LLC**, a certain tract or parcel of land situated in **Shelby County, Alabama**, and being more particularly described as follows:

Lot 29, according to the Survey of Farmingdale Estates, Sector Two, as recorded in Map Book 35, Page 130, in the office of the Judge of Probate Shelby County, Alabama.

For informational purposes only, property address: 165 Farmingdale Drive, Harpersville, Alabama

This is not the homestead of the Grantor, Angie Rutledge, or her spouse.

Subject to all those certain statutory rights of Redemption existing and outstanding by virtue of that certain foreclosure deed dated March 16, 2011 and recorded on March 31, 2011 in Instrument No. 20110331000101150.


**SUBJECT TO TAXES FOR 2011 AND SUBSEQUENT YEARS.
 SUBJECT TO EASEMENTS, EXCEPTIONS, RESERVATIONS, ENCUMBRANCES, LIENS, RIGHT OF
 WAYS AND RESTRICTIONS OF RECORD OR VISIBLE ON SAID PROPERTY.**

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

Grantor does for herself and for her Heirs, Executors and Administrators covenant with said Grantee, their heirs and assigns, that she is lawfully seized in fee simple and possessed of said property; that she has a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that she will forever warrant and defend that title to said property against the good and lawful claims and demands of all persons whomsoever.

Shelby County, AL 09/04/2012
 State of Alabama
 Deed Tax: \$51.50

Warranty Deed
Rutledge - Grantor/ BWM Investments, LLC - Grantee
165 Farmingdale Drive, Harpersville, Alabama
Page 2


20120904000334200 2/3 \$69.50
Shelby Cnty Judge of Probate, AL
09/04/2012 03:28:45 PM FILED/CERT

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.

IN WITNESS WHEREOF, the said **Angie Rutledge**, as Grantor, has hereto set her signature and seal this the 23 day of December, 2011.



Angie Rutledge

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, hereby certify that Angie Rutledge, 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 foregoing conveyance, she executed the same voluntarily.

Given under my hand and seal this the 23 day of December, 2011.



Notary Public
MY COMMISSION EXPIRES APRIL 7, 2013

My Commission Expires:

THIS DEED WAS PREPARED BASED ON INFORMATION FROM THE GRANTOR WITHOUT A TITLE SEARCH, AND THE PREPARER MAKES NO WARRANTIES OR GUARANTIES OF TITLE OR THE LEGAL DESCRIPTION.

20111228001241060 2/2
Bk: LR201110 Pg:470
Jefferson County, Alabama
12/28/2011 04:04:44 PM D
Fee - \$8.00
Deed Tax -\$51.50
Total of Fees and Taxes--\$59.50
HATCHERK

Real Estate Sales Validation Form

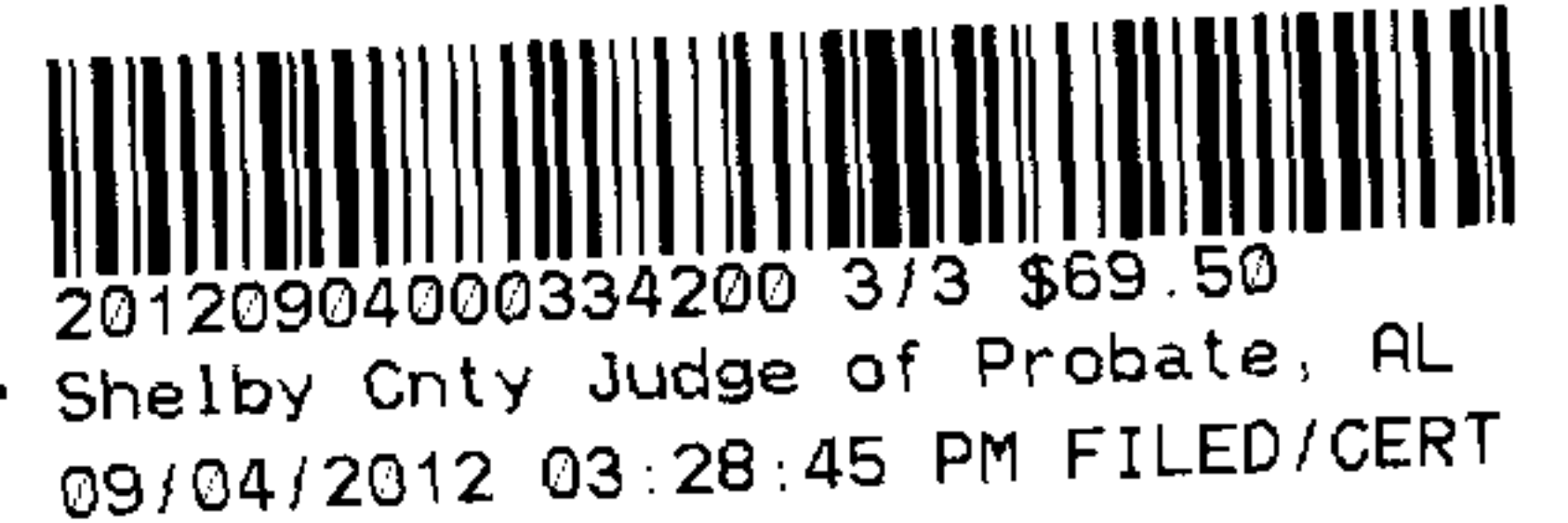
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Angie Rutledge
Mailing Address: 906 5th Avenue North East, ALABASTER, AL 35207
Grantee's Name: BWM INVESTMENTS INC
Mailing Address: PO BOX 9784, BHAM AL 35228
Property Address: 165 FARMINGDALE DRIVE, HOPEVILLE AL 35078
Date of Sale:
Total Purchase Price \$:
Actual Value \$: 51,400
Assessor's 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 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: 9-4-12

Print: [Signature]

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1