


Send tax notice to:
Brian Bacon
1359 Caliston Way
Pelham, AL 35124
File No. BHM1200582

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY


20120905000334610 1/3 \$63.00
Shelby Cnty Judge of Probate, AL
09/05/2012 09:19:23 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00) in hand paid to the undersigned, **Roger Massey Contracting, LLC**, a(n) Alabama limited liability company (hereinafter referred to as "Grantor") by **Brian Bacon** (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 1725, according to the Survey of Stoneykirk at Ballantrae, Phase V, as recorded in Map Book 38, Page 136, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2012 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

\$405,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are 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

Shelby County, AL 09/05/2012
State of Alabama
Deed Tax: \$45.00

successors and assigns shall, warrant and defend the same to the Grantee, his heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Roger Massey Contracting, LLC, a(n) Alabama Limited Liability Company, by Roger Massey, its Managing Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 28th day of August, 2012.

ROGER MASSEY
CONTRACTING, LLC,
a(n) Alabama limited
Liability Company

Roger Massey
By: Roger Massey
Its: Managing Member

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger Massey, whose name as its Managing Member of Roger Massey Contracting, LLC, a(n) _____ 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 managing 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 28th day of August, 2012.

[NOTARIAL SEAL]



[Signature]
Notary Public
Print Name: Jennifer L. Banik
Commission Expires: June 12, 2013

20120905000334610 2/3 \$63.00
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Real Estate Sales Validation Form


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

Grantor's Name	Roger Massey Contracting, LLC	Grantee's Name	Brian Bacon
Mailing Address	c/o Roger Massey 3185 Bradford Place Birmingham, AL 35242	Mailing Address	1359 Caliston Way Pelham, AL 35124
Property Address	1725 Stoneykirk Pelham, AL 35124	Date of Sale	August 28, 2012
		Total Purchase Price	\$450,000.00
		or	
		Actual Value	\$
		or	
		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


20120905000334610 3/3 \$63.00
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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 8/28/2012

Reli Settlement Solutions, LLC
Print By: Jennifer L. Banik

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1