

SEND TAX NOTICES TO:

DALCO PROPERTIES, LLC

Attn: Doug Levene,
1200 Greystone Parc Drive,
Birmingham, AL. 35242

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **Elizabeth R. Pulles** (also known as **Elizabeth R. Stembridge**) and spouse **Jason G. Pulles** (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **DALCO PROPERTIES, LLC**, an Alabama limited liability company (herein referred to as "Grantee") the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

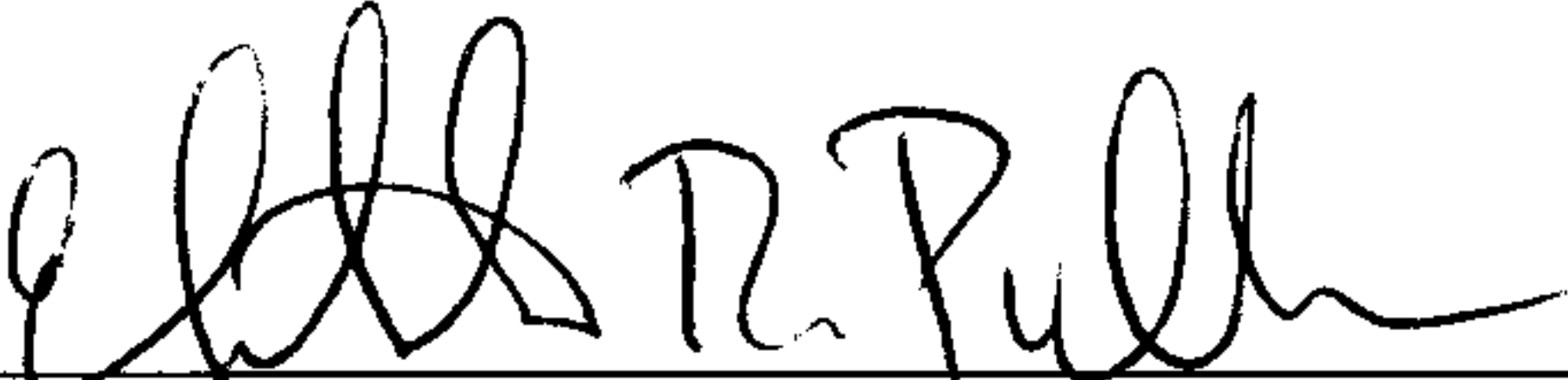
[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

Elizabeth R. Stembridge, grantee in Instrument #20041027000593670
is one and the same as Elizabeth R. Pulles, grantor herein

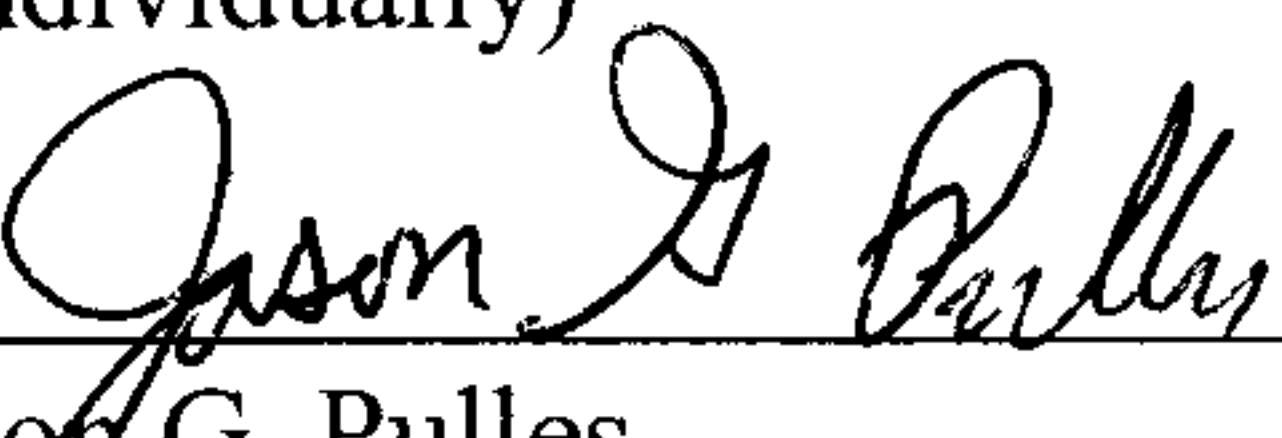
TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR does for themselves, and their heirs, executors, successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 7 day of November, 2012.



Elizabeth R. Pulles (also known as Elizabeth R. Stembridge)
(Individually) L.S.

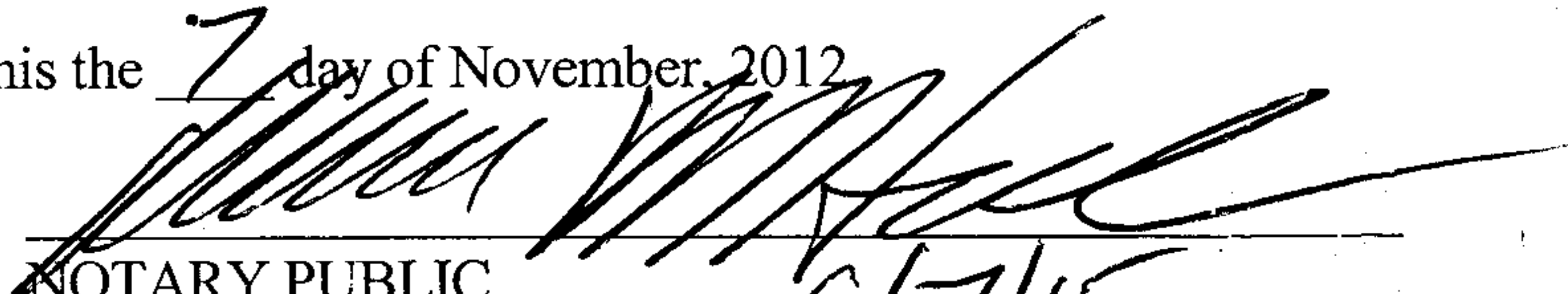


Jason G. Pulles (Individually) L.S.

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth R. Pulles (also known as Elizabeth R. Stenbridge) and Jason G. Pulles, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 7 day of November, 2012


NOTARY PUBLIC

My Commission Expires: 6/7/15

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

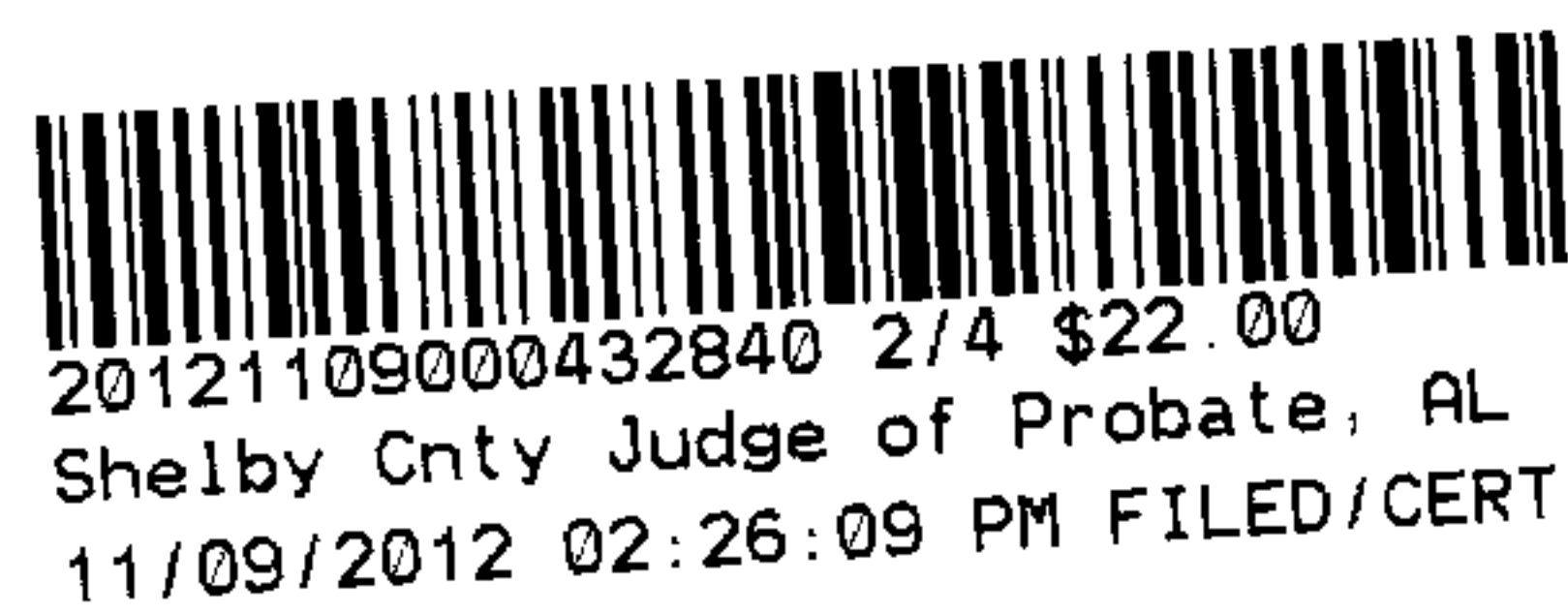
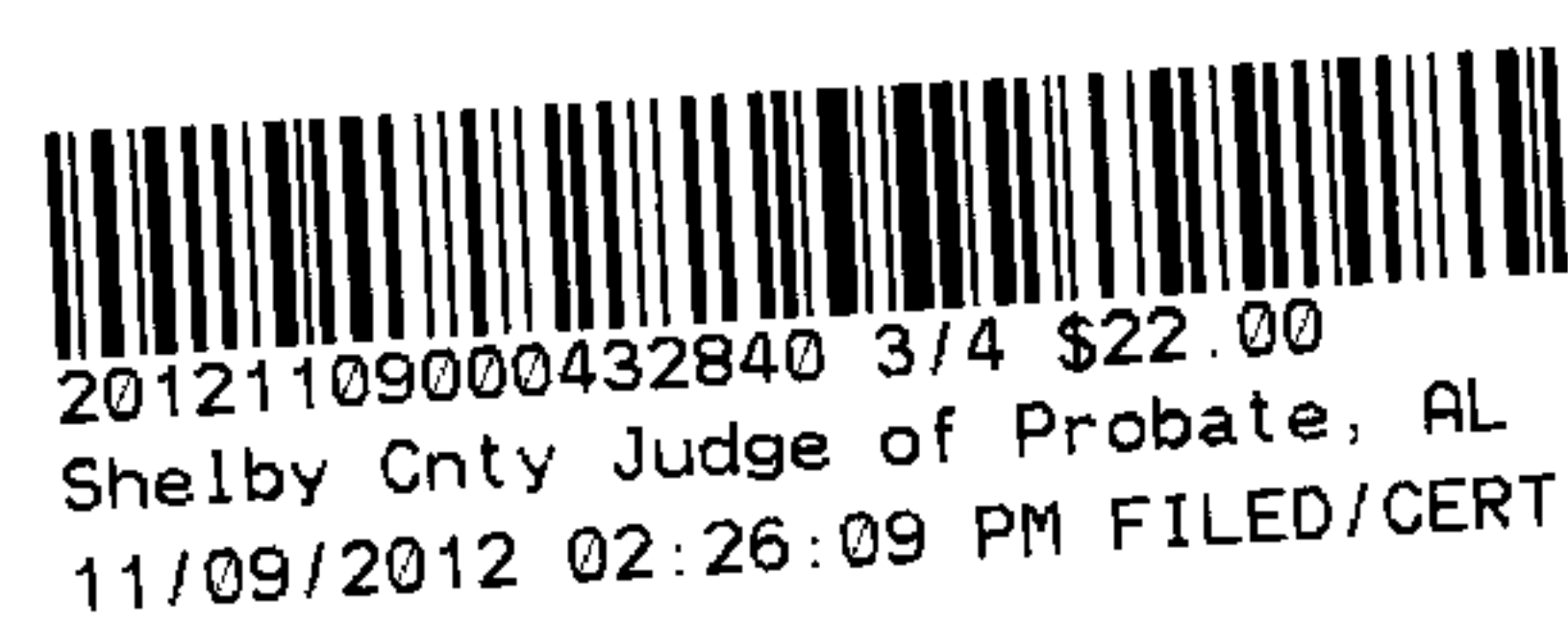


EXHIBIT "A"

Lot 6, according to the Survey of Old Brook Place, as recorded in Map Book 19, page 41, in the Office of the Judge of Probate of Shelby County, Alabama

SUBJECT TO:

- i) taxes and assessments for the year 2013, a lien but not yet payable;
- ii) Building set back line and easements as shown by record plat
- iii) Restrictions, reservations, conditions, easements as set forth by deed recorded in Instrument 1995-14206
- iv) Restrictive covenants in Instrument 1994-35287
- v) Declaration of restrictions covenants and conditions in instrument 1994-35287 and First Amendment in Instrument 1995-13687
- vi) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 4, page 505;
- vii) Covenants, restrictions, and release of damages arising from sinkholes, limestone formations, soils conditions or any other known or unknown surface or subsurface conditions as shown by Map Book 19, page 41
- viii) Restrictions, conditions and limitations as set forth by Map Book 19, page 41;
- ix) Utility easement in Real 42, page 227 and
- x) coal, oil, gas and mineral and mining rights which are not owned by Grantor



Real Estate Sales Validation Form

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

Grantor's Name Elizabeth R. Pulles
Mailing Address Jason G. Pulles
231 Liberty Ridge Rd
Chelsea, AL 35043

Grantee's Name Dalco Properties LLC
Mailing Address 910 Doug Levent
1200 Greystone Park Drive
B'ham AL 35242

Property Address 127 Old Brook Place
Birmingham AL 35242

Date of Sale 11/7/12
Total Purchase Price \$ 180,000.00

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

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 11/7/12

Print Elizabeth R. Pulles

Unattested _____

Sign _____

Elizabeth R. Pulles

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20121109000432840 4/4 \$22.00
Shelby Cnty Judge of Probate, AL
11/09/2012 02:26:09 PM FILED/CERT

Form RT-1