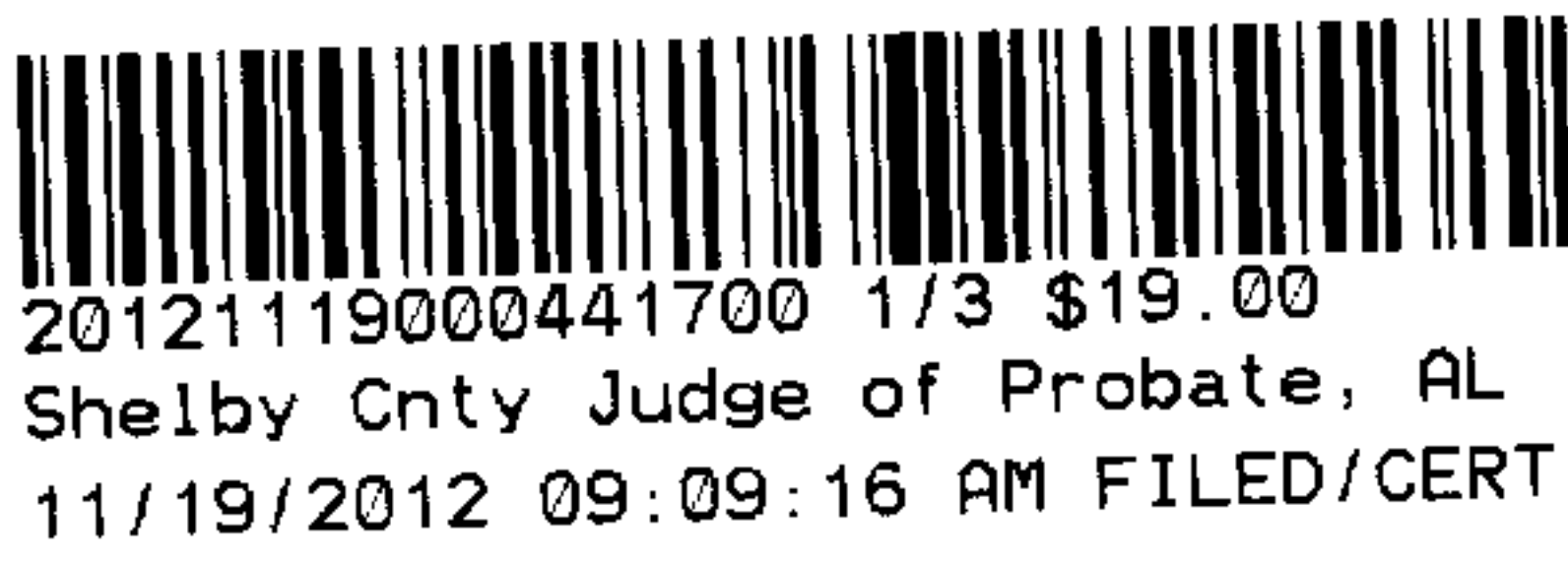


THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome  
NEWSOME LAW, L.L.C.  
P.O. Box 382753  
Birmingham, Alabama 35238



Note: Mortgage in the amount of \$452,075.50  
is being recorded simultaneously herewith.

STATE OF ALABAMA                    )  
  )  
SHELBY COUNTY                        )                   **GENERAL WARRANTY DEED**

That in consideration of TEN DOLLARS (\$10.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned **Wynnstar, LLC**, an Alabama limited liability company, has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **TYCO, LLC** (hereinafter referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit :

Lot 19A, according to the Parker Resurvey of Jessica Ingram Survey, as recorded in Map Book 34, Page 4, in the Probate Office of Shelby County, Alabama.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantor does hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.


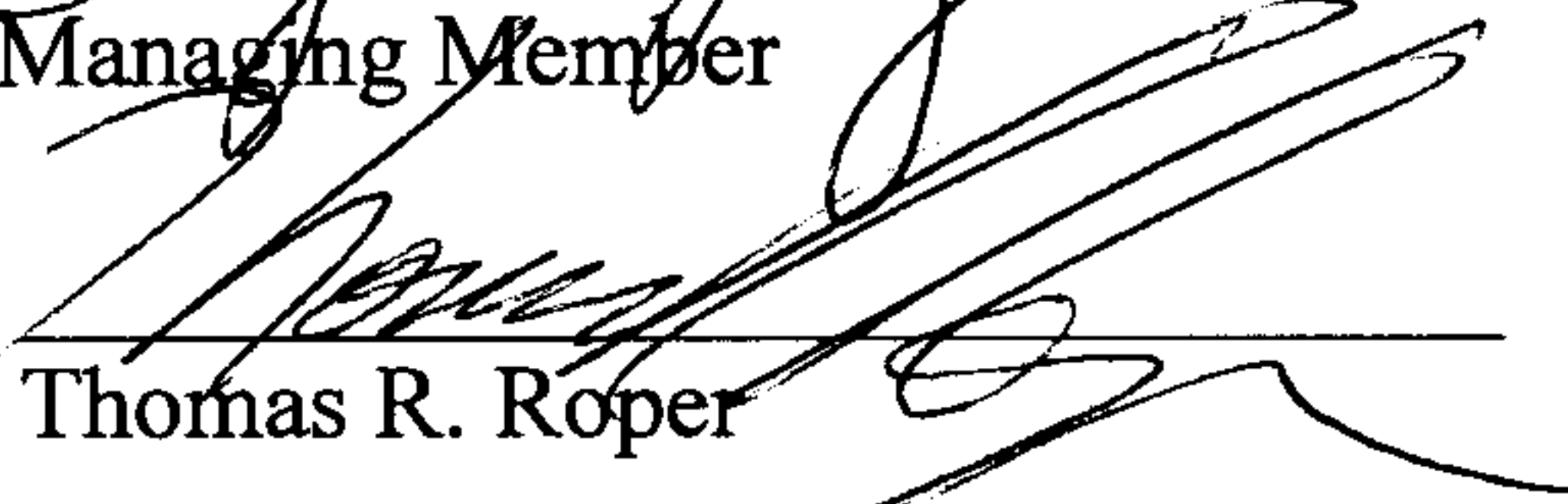
**TO HAVE AND TO HOLD** the above described property, together with all rights and privileges incident or appurtenant thereto, unto TYCO, LLC, its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of grantees dissolution or dissolution, the entire interest in fee simple shall pass to the successors and assigns of the grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

**IN WITNESS WHEREOF**, Wynnstar, LLC, has caused this conveyance to be executed in its name by its seal affixed this the 16<sup>th</sup> day of November, 2012.

Wynnstar, LLC, an  
Alabama Limited Liability Company

TYCO, LLC, an  
Alabama Limited Liability Company

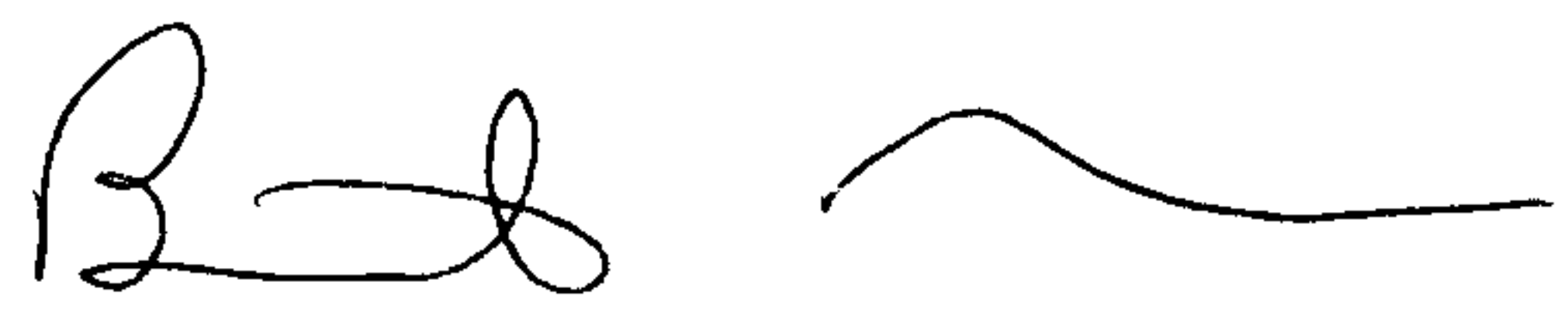
4Y, Inc., f/k/a House Buyers, LLC.

By:   
Managing Member  
  
Thomas R. Roper

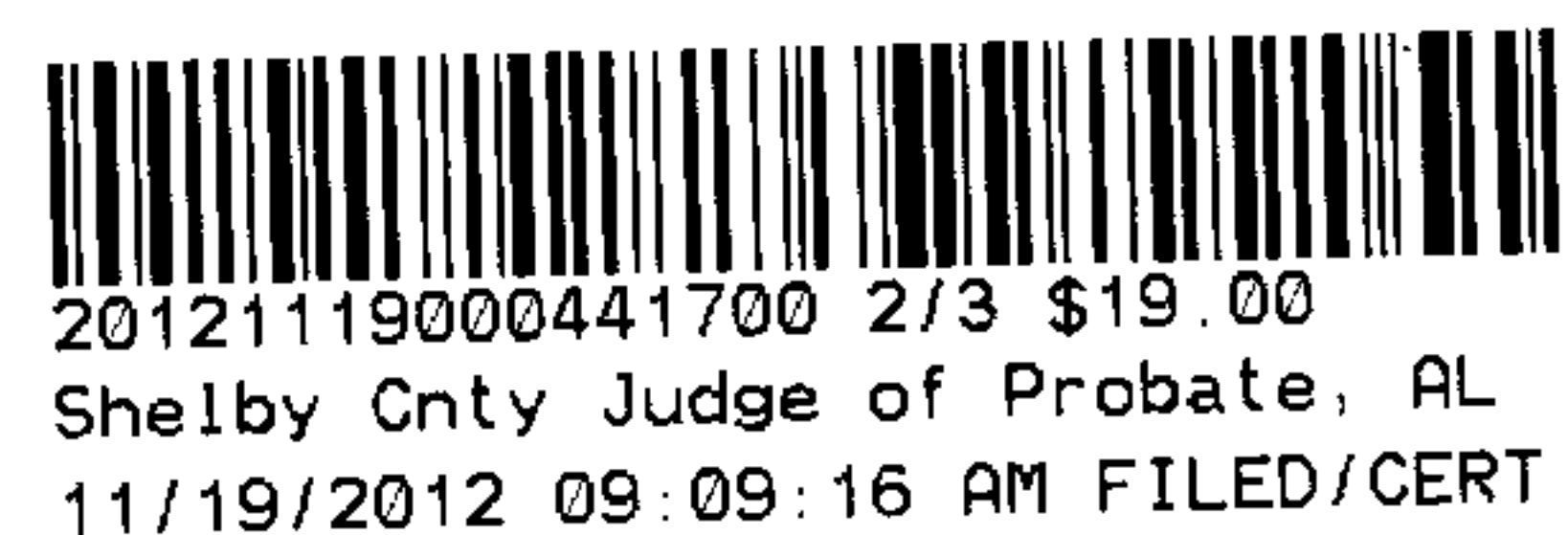
STATE OF ALABAMA                   )  
  )  
SHELBY COUNTY                    )

I, Burt Newsome, a Notary Public in and for said County and State, hereby certify that 4Y, Inc. and Thomas R. Roper as members of Wynnstar, LLC, whose names are signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16<sup>th</sup> day of November, 2012.

  
\_\_\_\_\_  
Notary Public

My commission expires: 7/25/16





# Real Estate Sales Validation Form

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

Grantor's Name Wynnstar, LLC  
Mailing Address 2236 Cahaba Valley Drive  
Suite 100  
Birmingham, AL 35242

Grantee's Name TYCO, LLC  
Mailing Address 754 Chestnut Street  
Gadsden, AL 35901


Property Address 5318 Meadowlark Lane  
Birmingham, AL 35242

Date of Sale 11/16/2012  
Total Purchase Price \$ 452,075.50  
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

  
20121119000441700 3/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
11/19/2012 09:09:16 AM FILED/CERT

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 11/16/2012

Print TYCO, LLC By: Terry E. Young, President of 4Y, Inc.

Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**