



20121221000487820 1/3 \$271.00
Shelby Cnty Judge of Probate, AL
12/21/2012 08:35:29 AM FILED/CERT

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by

Mitchell A. Spears, Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: T & G HOLDINGS II, LLC

(Address) 3164 County Road 73

Randolph, AL 36792

MINIMUM VALUE: \$253,000.00

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **TIMOTHY E. BRAGG and wife, VIRGINIA A. BRAGG**, whose address is **3164 County Road 73, Randolph, Alabama 36792** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **T & G HOLDINGS II, LLC**, whose address is **3164 County Road 73, Randolph, Alabama 36792** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY County, Alabama** which is located at Units 45A and 45B, Mission Hills Park, Alabaster, Alabama 35007 and 212 2nd Place South West, Alabaster, Alabama 35007, to-wit:

Lot 2, according to the Survey of Mission Hills Road Subdivision, as recorded in Map Book 25, Page 139, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lots 10 and 11, Block 2, according to W. J. Maxwell's survey in Alabaster, Alabama, as recorded in Map Book 3, Page 71, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SOURCES OF TITLE: Instrument No. 20040513000252350 and Instrument No. 20050707000339060.

TO HAVE AND TO 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 grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 20th day of Dec., 2012.

Timothy E. Bragg
Timothy E. Bragg

Virginia A. Bragg
Virginia A. Bragg

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **TIMOTHY E. BRAGG and VIRGINIA A. BRAGG**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of Dec, 2012.

MA Br
Notary Public
My commission expires: 8/13/13


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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Timothy E. Bragg
Mailing Address Virginia A. Bragg
3164 County Road 73
Randolph, Alabama 36792

Grantee's Name T & G HOLDINGS II, LLC
Mailing Address 3164 County Road 73
Randolph, Alabama 36792

Property Address Units 45A and 45B
Mission Hills Park
Alabaster, AL 35007
212 2nd Place South West
Alabaster, AL 35007

Date of Sale 12/20/2012
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessor's Market Value \$ 253,000.00

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 Property Tax Records

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).

Verified by: Mitchell A. Spears

Print Timothy E. Bragg

Sign Timothy E. Bragg
(Grantor/Grantee/Owner/Agent) (circle one)

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this the 20th day of December, 2012.



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Notary Public

My commission expires: 8/13/13