

This instrument was prepared by:
The Burdette Law Firm P.C.
113 Glenn Ave
Trussville, AL 35173

Send Tax Notice To:

Andrea Nicole Harris
1740 Ponderosa Rd
Deatsville AL 36022

85⁰⁰
15⁰⁰
100⁰⁰

SPECIAL WARRANTY DEED

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

20130131000040890 1/2 \$100.00
Shelby Cnty Judge of Probate, AL
01/31/2013 10:09:00 AM FILED/CERT

That in consideration of **Eighty Four Thousand Nine Hundred Dollars and Zero Cents (\$84,900.00)** to the undersigned grantor, **Liberty Shores, LLC**, a Delaware Limited Liability Company, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Andrea Nicole Harris** (herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 7-A, according to the map or plat of Liberty Shores, as recorded in Map Book 43, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama and being a re-Survey of Lots 3, 4, 6, 7, 8, 9 & 10, according to the map or plat of Liberty Shores, as recorded in Map Book 43, Page 8, aforesaid records.

Subject to easements, reservations and restrictions at record.

\$67,920.00 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, the said GRANTOR, by Loren Dickey, its President, who is authorized to execute this conveyance, and with full authority, has hereto set its signature and seal, this the 28th day of December, 2012.

Liberty Shores, LLC, a Delaware Limited
Liability Company

By:

Loren Dickey, President

STATE OF ALABAMA

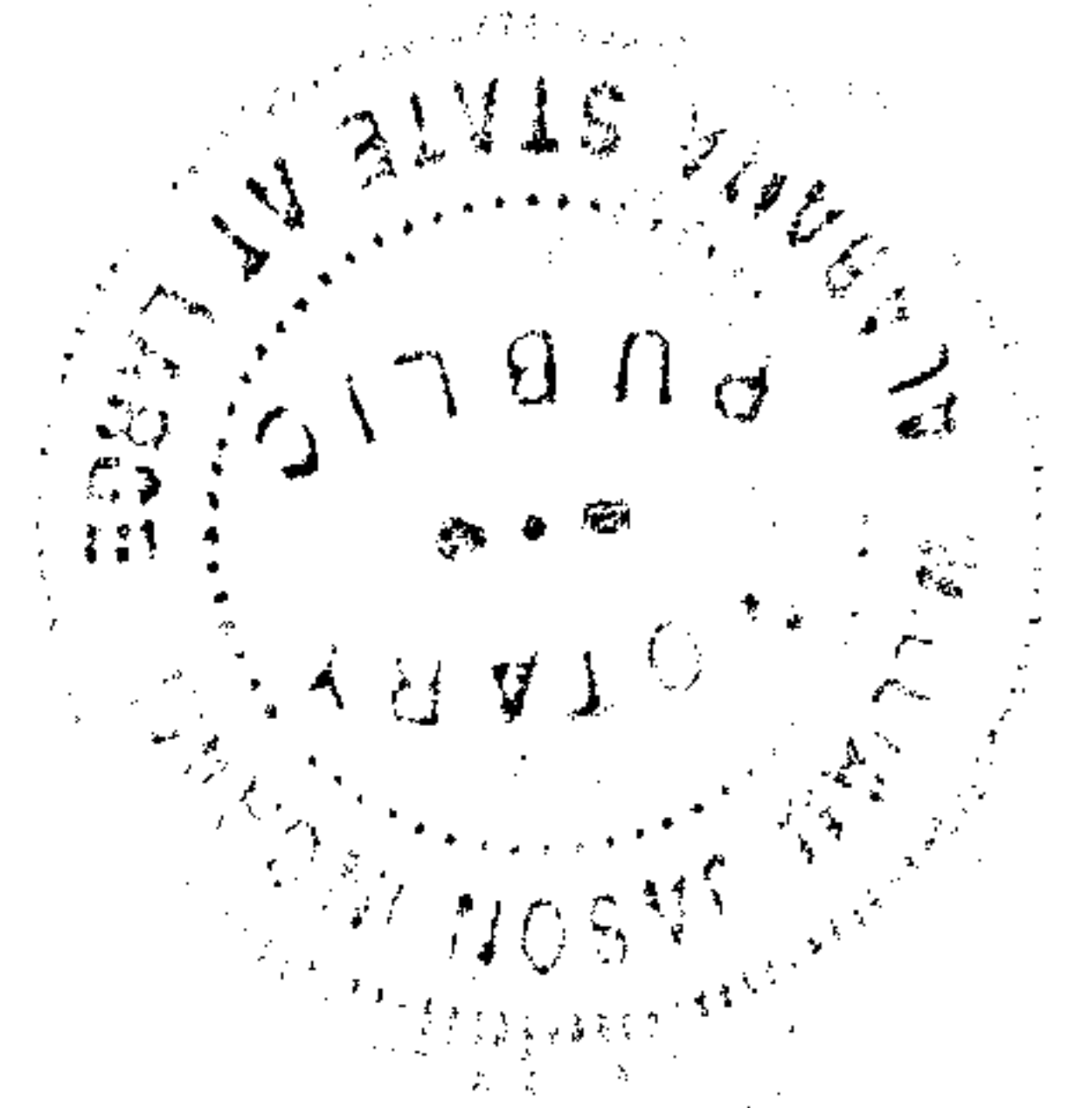
}

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that Loren Dickey whose name as President of Liberty Shores, LLC, a Delaware Limited Liability Company, 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 conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 28th day of December, 2012.

Notary Public



Shelby County, AL 01/31/2013
State of Alabama
Deed Tax: \$85.00

Real Estate Sales Validation Form

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

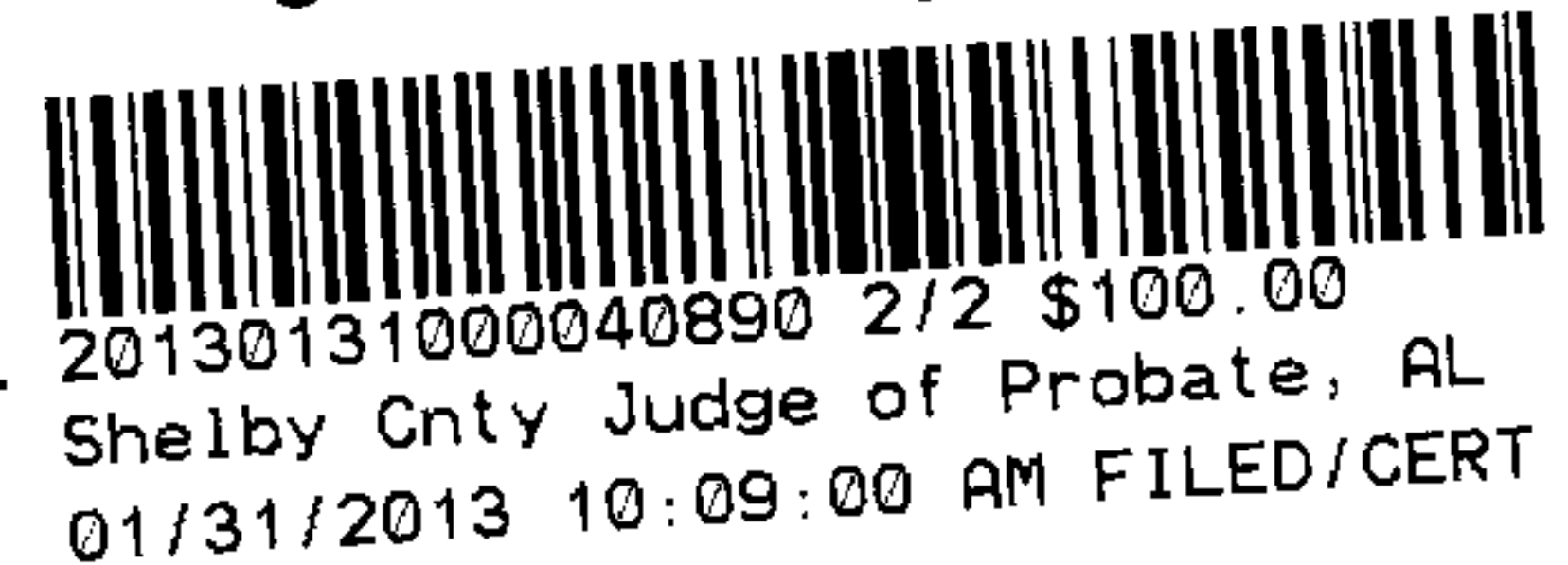
Grantor's Name Liberty Shores, LLC
Mailing Address _____
, Alabama
Property Address tbd Lot 7A Liberty Shores
Vincent, Alabama

Grantee's Name Andrea Nicole Harris
Mailing Address 1740 Ponderosa Rd
Alabama Deatsville, AL 36022
Date of Sale December 28, 2012
Total Purchase Price \$84,900.00
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 of 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 December 27, 2012

Print

Loren Dickey

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)