

Prepared by:
MALCOLM S. McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Charles A. Rhea
1005 Lake View Lane
Calera, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$5,400.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **SOUTHFIRST MORTGAGE, INC., an Alabama corporation, by its Senior Vice President, Anna L. Tyler** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **CHARLES A. RHEA** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Jefferson, State of Alabama, to-wit:

Lot 113, according to the Survey of Long Branch Estates, Phase 1, as recorded in Map Book 34, page 66, in the Probate Office of Shelby County, Alabama.


\$5,400.00 of the above-recited purchase price was paid in cash.

Southfirst Mortgage and Southfirst Mortgage, Inc., are one and the same entity.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of the acquisition thereof by the Grantor.

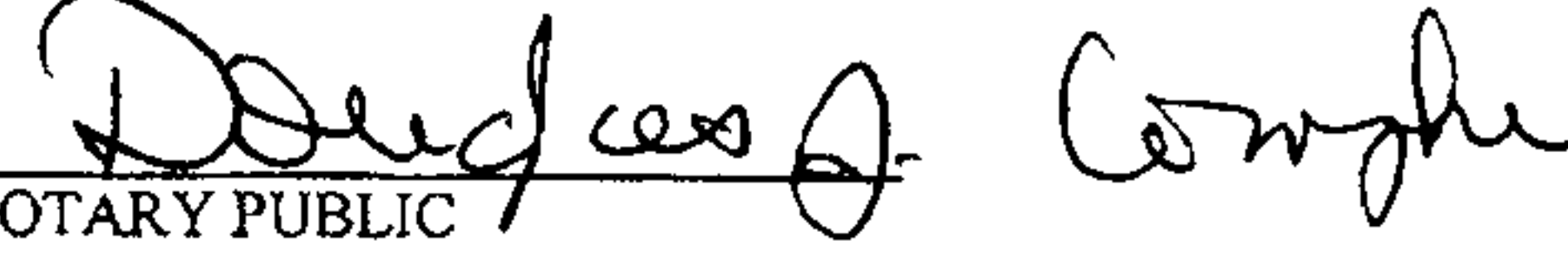
IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 20th day of February, 2013.

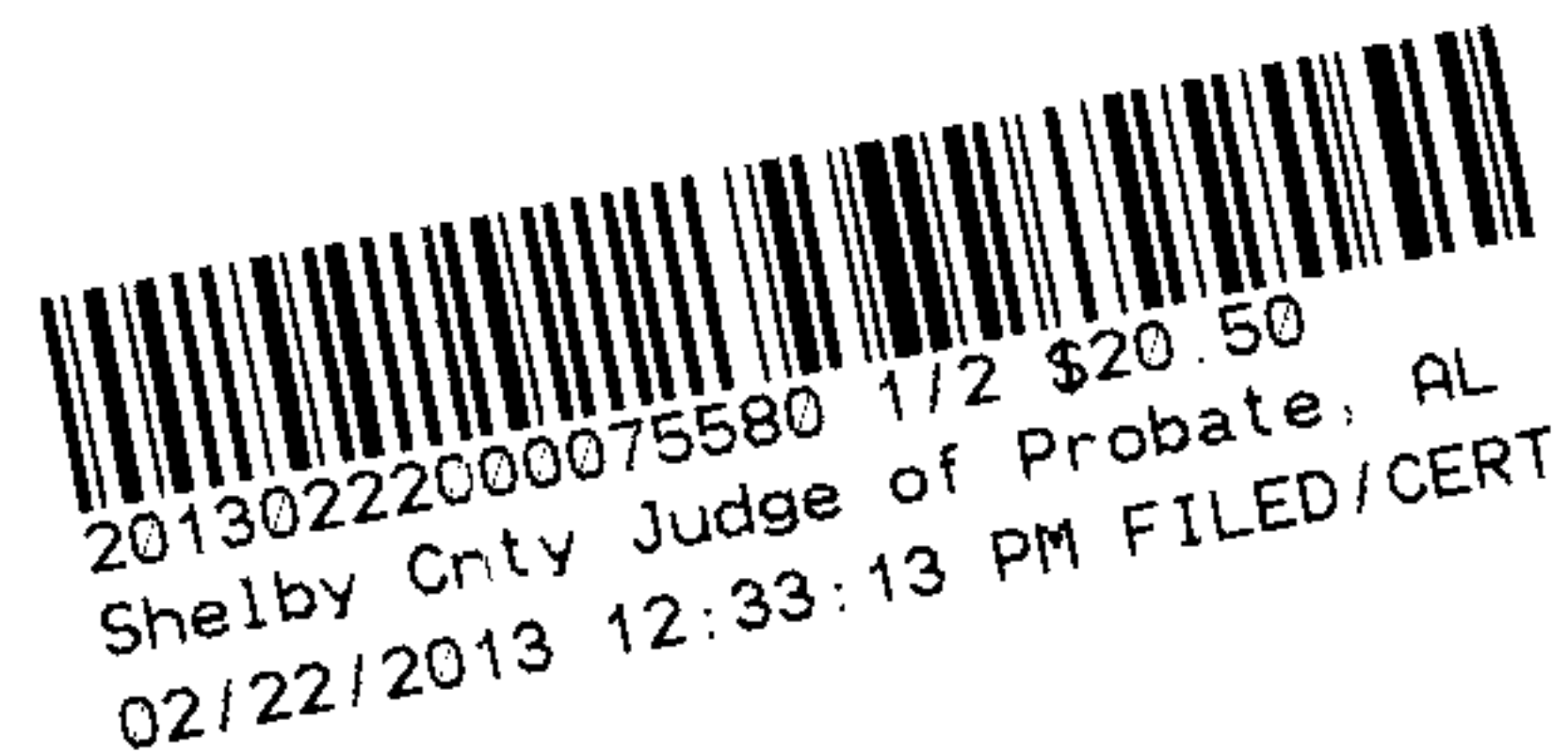
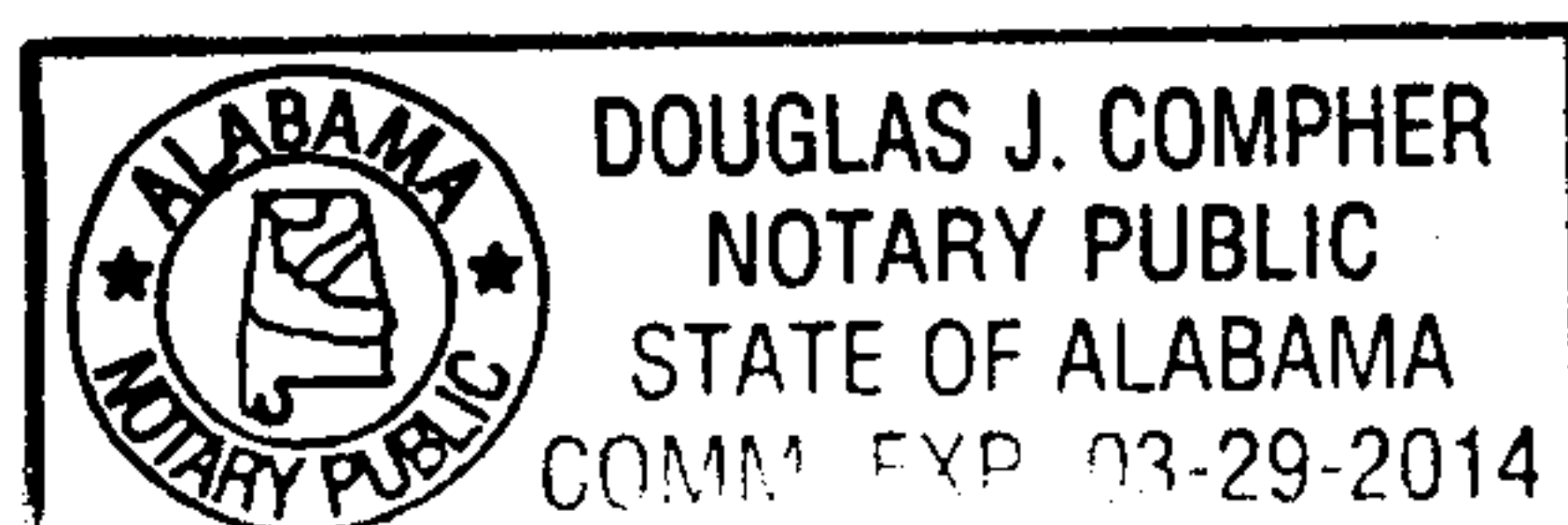

ANNA L. TYLER, Sr. Vice President
SOUTHFIRST MORTGAGE, INC.

STATE OF ALABAMA)
COUNTY OF Talladega)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **ANNA L. TYLER, Sr. Vice President of SOUTHFIRST MORTGAGE, INC.**, whose name 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 instrument, she executed the same voluntarily on behalf of, and with full authority from, the limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of February, 2013.


NOTARY PUBLIC
My commission expires:



Shelby County, AL 02/22/2013
State of Alabama
Deed Tax: \$5.50

Real Estate Sales Validation Form

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

Grantor's Name SOUTHFIRST MORTGAGE
Mailing Address 2807 GREYSTONE COMMERCIAL
BLVD., SUITE 38
BIRMINGHAM, AL 35242

Grantee's Name CHARLES A. RHEA
Mailing Address 1005 LAKE VIEW LANE
CALERA, AL 35040

Property Address 1031 LONG BRANCH PKWY
CALERA, AL
35040

Date of Sale 2/20/13
Total Purchase Price \$ 5400.00
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 2/20/13

Print Malcolm S. McLeod

☐ Unattested

[Signature] Sign
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
3/8/14

Form RT-1

20130222000075580 2/2 \$20.50
Shelby Cnty Judge of Probate, AL
02/22/2013 12:33:13 PM FILED/CERT