

This Instrument Prepared By:

C. Ryan Sparks, Attorney
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Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Sunshine, LLC, an Alabama limited liability company
468 Meadow Lake Circle
Calera, Alabama 35040

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **ONE HUNDRED FORTY THOUSAND AND NO/100 (\$140,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **BETTY JEAN SHINN (WHO IS ONE AND THE SAME PERSON FORMERLY KNOWN AS BETTY SHINN BASS)**, an unmarried person, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **SUNSHINE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, (herein referred to as "Grantee"), Grantee's heirs and assigns, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Commence at the Southeast corner of the Southeast Quarter of Southeast Quarter of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 547.48 feet to the South line of County Road No. 14; said point being the point of beginning of the tract herein described; thence run Westerly along the South line of said County Road for 288.83 feet to the East line of Palomino Trail; thence run South along the East line of Palomino Trail for 200.83 feet; thence run Easterly, running parallel to the south line of said County Road for 287.60 feet to an point on the East line of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15; thence 95°34'30" left and run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 198.57 feet to the point of beginning.

Subject to:

1. General and special taxes or assessments for the year 2013 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.

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

AND SAID GRANTOR, for said GRANTOR, GRANTOR's heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR's heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 31, 2013.

GRANTOR:

Betty Jean Shinn

Betty Jean Shinn (who is one and the same person formerly known as Betty Shinn Bass)

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Betty Jean Shinn (who is one and the same person formerly known as Betty Shinn Bass), whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Betty Jean Shinn (who is one and the same person formerly known as Betty Shinn Bass) executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 31, 2013.

C. Ryan Sparks
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015



Real Estate Sales Validation Form

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

Grantor's Name Betty Jean Shian Grantee's Name Sunshine LLC
Mailing Address 4921 Coho Valley Trce Mailing Address 468 Meadow Lake Circle
Bham AL 35242 Calera, AL 35040

Property Address 4921 Coho Valley Trce Date of Sale 5/31/13
Bham AL 35242 Total Purchase Price \$ 140,000
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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

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 _____

Print C Ryan Smeeks

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1