

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: Grey Gables, LLC

(Address) 136 Mulberry Lane

Shelby, AL 35143

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Warranty Deed

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STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$195,000.00) DOLLARS** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **THOMAS L. RODGERS, a married man, whose address is 195 Brook Hill Road, Montevallo, Alabama 35115** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **GREY GABLES, LLC, whose address is 136 Mulberry Lane, Shelby, Alabama 35143** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, which is located at **545 Shelby Street, Montevallo, Alabama 35115**, to-wit:

**A part of Lot 46 Original Plan of the Town of Montevallo, described as follows: Commencing at the Southernmost intersection of Shelby and Island Streets in the town of Montevallo, Alabama, and run in a Southeasterly direction along the Southwest margin of Shelby Street a distance of 117 1/2 feet; thence in a Southwesterly direction perpendicular to Shelby Street 98 feet thence in a Northwesterly direction and parallel to Shelby Street a distance of 117 1/2 feet to the Southeast margin of Island Street; thence in a Northeasterly direction along the Southeast margin of Island Street a distance of 98 feet to point of beginning. LESS AND EXCEPT that part sold to Everett E. Taff and wife, Mary Ethel Taff as described in deed recorded in Deed Book 298, Page 22 in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:**

Property taxes for 2013 and subsequent years.

All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.

Sewer easement to City of Montevallo as recorded in Deed Book 219, Page 483 and Deed Book 219, Page 485.

**THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.**

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.

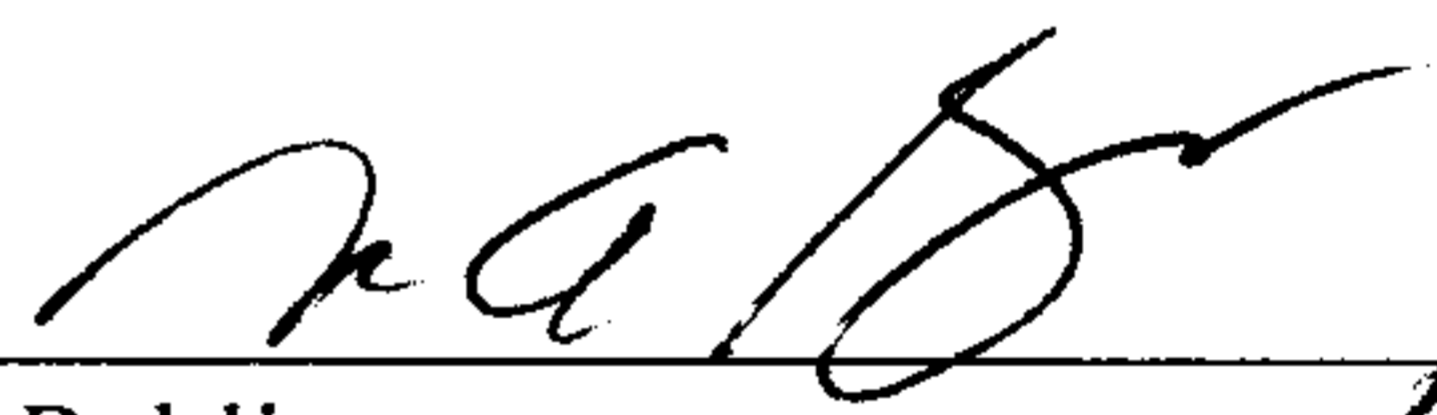
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 24<sup>th</sup> day of June, 2013.


  
THOMAS L. RODGERS

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **THOMAS L. RODGERS**, 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 conveyance, he executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of June, 2013.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 8/13/13

  
20130625000259140 2/3 \$213.00  
Shelby Cnty Judge of Probate, AL  
06/25/2013 09:09:57 AM FILED/CERT

## 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 Thomas L. Rodgers  
Mailing Address 195 Brook Hill Road  
Montevallo, AL 35115

Grantee's Name Grey Gables, LLC  
Mailing Address 136 Mulberry Lane  
Shelby, AL 35143

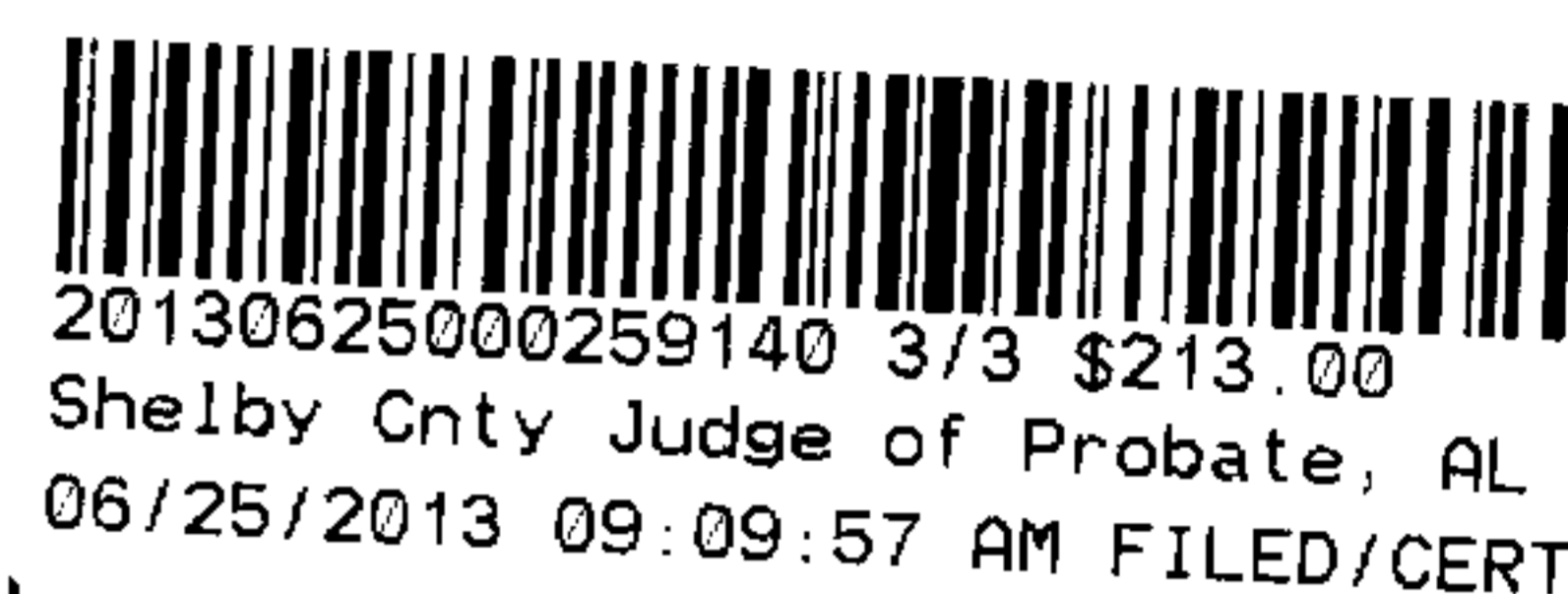
Property Address 545 Shelby Street  
Montevallo, AL 35115

Date of Sale June 24, 2013  
Total Purchase Price \$ 195,000.00  
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 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 Thomas L. Rodgers  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA )  
COUNT OF SHELBY )

Sworn to and subscribed before me this the 24th day of June, 2013.

[Signature]  
Notary Public  
My commission expires: 8/13/13