

Send tax notice to:
JAMES WESLEY BUTLER, III

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2013285

Shelby COUNTY

STATUTORY WARRANTY DEED


20130708000275040 1/3 \$136.00
Shelby Cnty Judge of Probate, AL
07/08/2013 12:12:42 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighteen Thousand and 00/100 Dollars (\$118,000.00) in hand paid to the undersigned, DDF TWO, LLC, A LIMITED LIABILITY COMPANY (hereinafter referred to as "Grantor") by JAMES WESLEY BUTLER, III and HEATHER LYNCH BUTLER (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 3, ACCORDING TO THE SUBDIVISION OF YELLOWLEAF CREEK FARMS AS RECORDED IN MAP BOOK 41, PAGE 83, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN VOLUME 327, PAGE 553; INSTRUMENT #1997-9552; INSTRUMENT #2000-4451; INSTRUMENT #2001-21744; AND INSTRUMENT #20091123000434130.
3. THE RIGHTS OF UPSTREAM AND DOWNSTREAM RIPARIAN OWNERS WITH RESPECT TO ANY BODY OF WATER WHICH MAY LIE ADJACENT TO AND/OR TRAVERSING THROUGH SUBJECT PROPERTY.
4. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INSTRUMENT #20100723000234520.
5. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
6. NOTES AS SHOWN ON RECORDED MAP(S).
7. RIGHT OF WAY TO JEFFERSON COUNTY, ALABAMA, AS RECORDED IN INSTRUMENT #20060911000449200

\$94,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

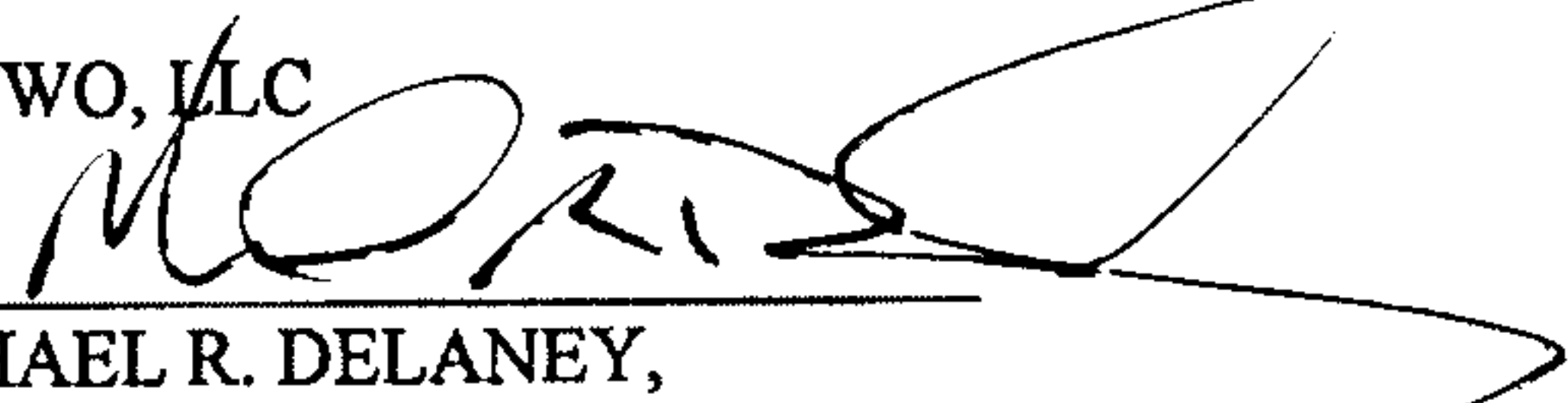
Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

Shelby County, AL 07/08/2013
State of Alabama
Deed Tax: \$118.00

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, DDF TWO, LLC, by MICHAEL R. DELANEY its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 15 day of June, 2013.

DDF TWO, LLC

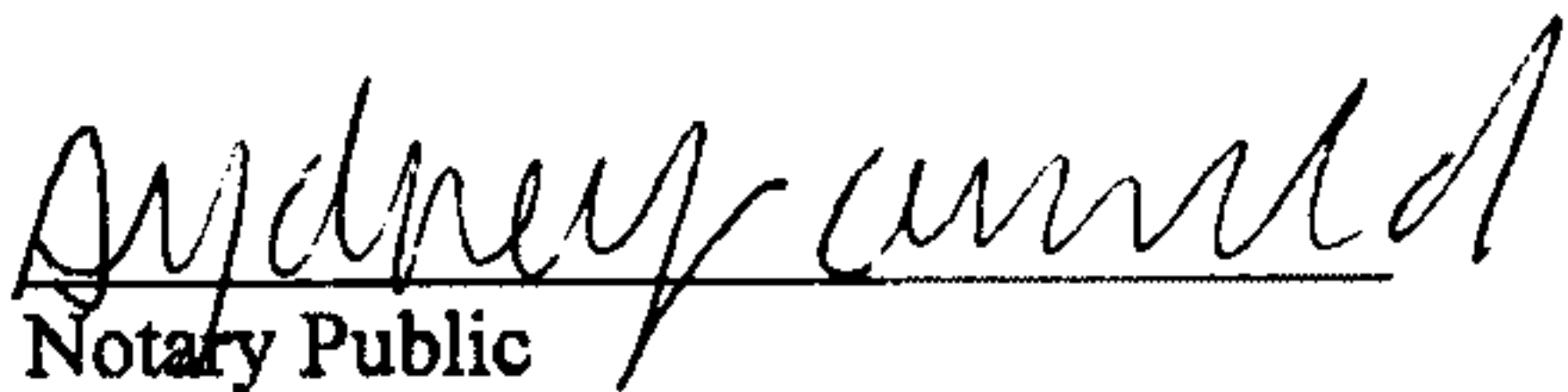
By: 
MICHAEL R. DELANEY,

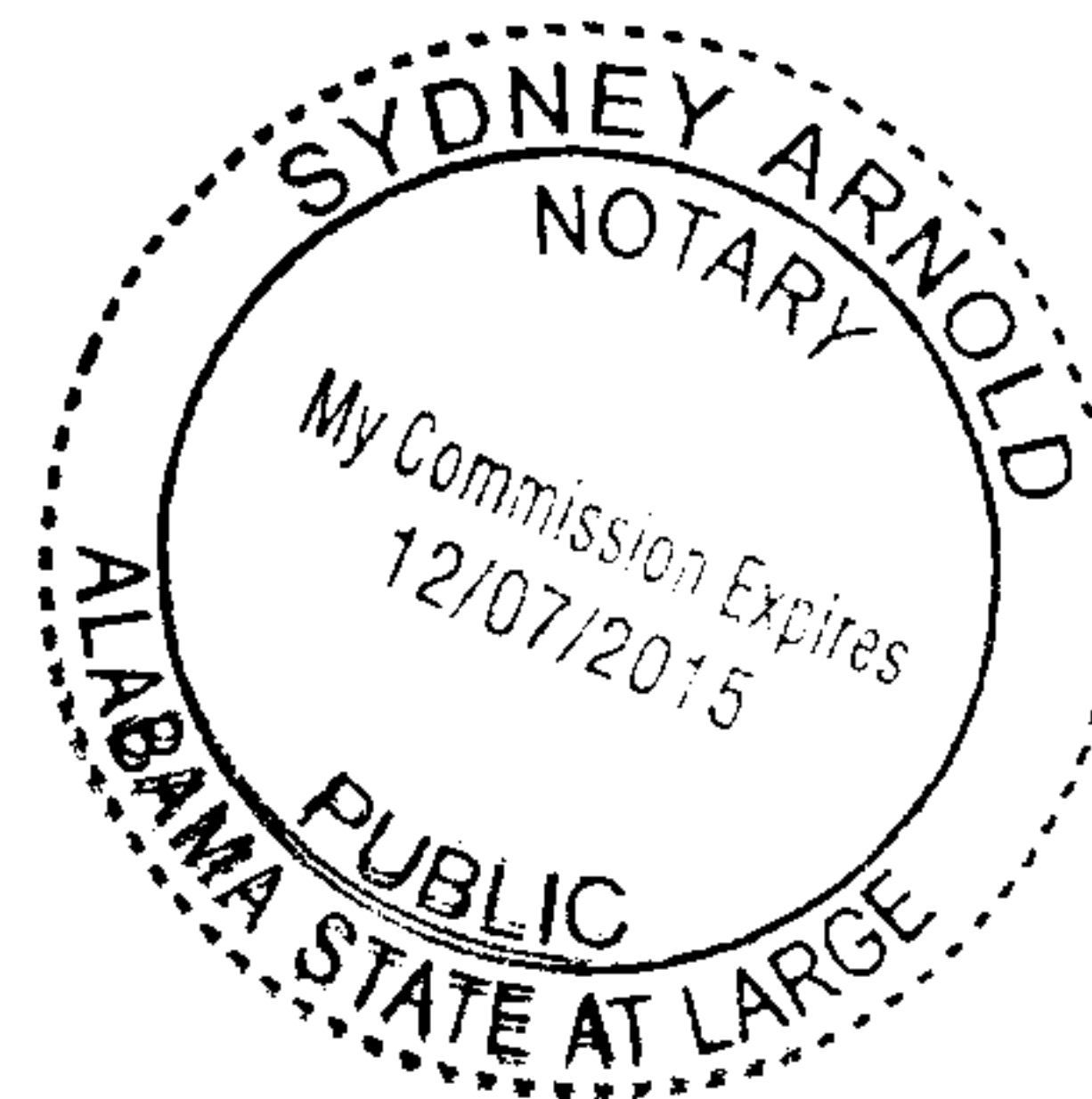
ITS MEMBER

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL R. DELANEY, whose name as MEMBER of DDF TWO, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 15 day of June, 2013.


Notary Public
Print Name:
Commission Expires:



20130708000275040 2/3 \$136.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name DDF-Two LLC
Mailing Address PO Box 16126
Mobile AL 36616

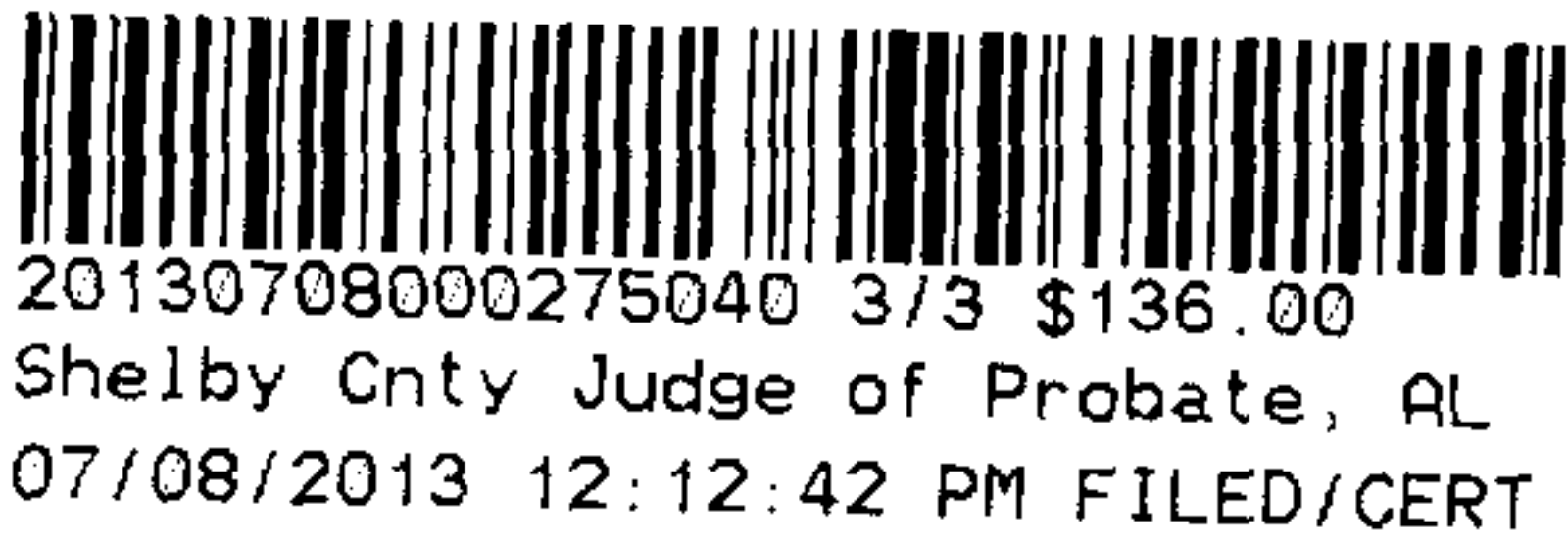
Grantee's Name James Wesley Butler III
Mailing Address Heather Lynch Butler
579 Griffin Road
Chelsea, AL 35043

Property Address 579 Griffin Rd
Chelsea AL 35043

Date of Sale 6-17-13
Total Purchase Price \$ 118,000

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
☒ 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 6-17-13

Print James Wesley Butler III

Unattested _____

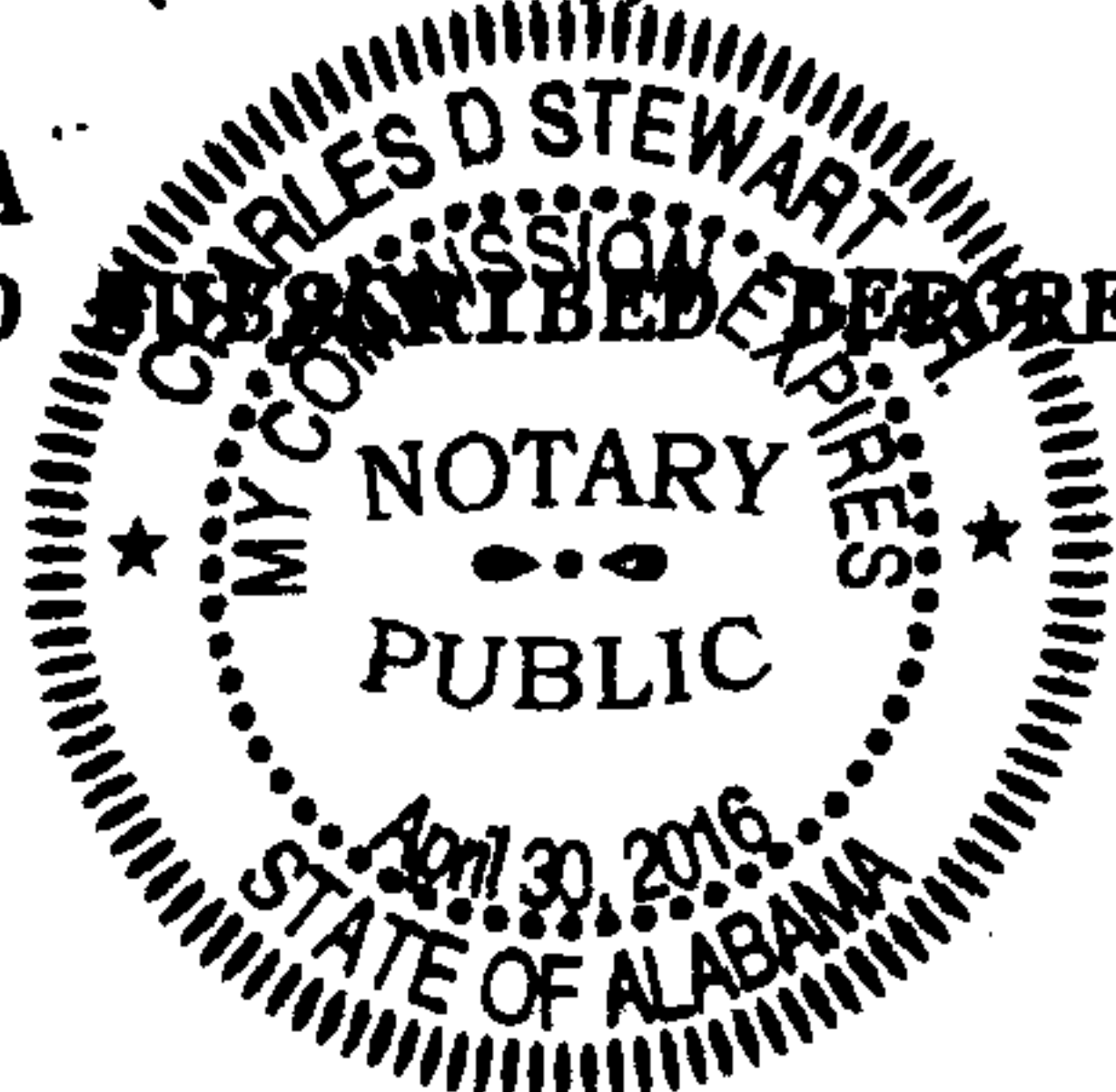
Sign James Wesley Butler III

(verified by) _____

(Grantor/Grantee/Owner/Agent circle one)

Form RT-1

STATE OF ALABAMA
SWORN TO AND
2013.



COUNTY OF SHELBY

BEFORE ME ON THIS 17 DAY OF June

NOTARY PUBLIC