

WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Sixty Five Thousand Three Hundred Thirty Three Dollars (\$65,333.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged We, **Rutledge Properties, LLC**, (herein referred to as grantor), grant, bargain, sell and convey unto **American Estate & Trust, LC FBO David A. Young IRA**, (herein referred to as grantee), the following described real estate situated in Jefferson County, Alabama, to wit:

**Lot 10, Block 5, according to the survey of Southwind, Second Sector, as recorded in Map Book 6, Page 106, in the Probate Office of Shelby County, Alabama.**

For ad valorem tax purposes only, the address to the above described property is 1739 Tahiti Lane, Alabaster, AL 35007.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons

In Witness Whereof, I have hereunto set my hand and seal this 1st day of August, 2013.

**RUTLEDGE PROPERTIES, LLC**

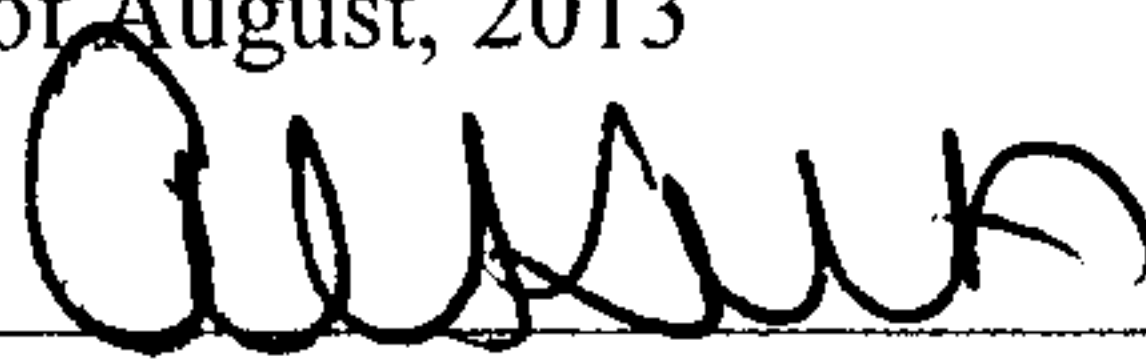
  
By: Angie Rutledge

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Angie Rutledge of Rutledge Properties, LLC**, 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, with full authority, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 1st day of August, 2013

  
NOTARY PUBLIC  
My Commission Expires: 5/21/2016

THIS INSTRUMENT PREPARED BY:

April Smith  
Battaglia Law Office  
7088 Sydney Curve  
Montgomery, Alabama 36117  
334-244-2983



  
20130805000318220 1/2 \$82.50  
Shelby Cnty Judge of Probate: AL  
08/05/2013 03:20:39 PM FILED/CERT

Shelby County, AL 08/05/2013  
State of Alabama  
Deed Tax: \$65.50

# Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Rutledge Properties LLC  
2004 Airport Rd  
Bham AL  
35217

Grantee's Name  
Mailing Address

American Estate & Trust LLC  
FBO David A Young FRA  
10900 W Giff Dr Suite 603  
Las Vegas NV 89145

Property Address

1739 Rhin Ln  
Alabaster AL  
35007

Date of Sale

8/1/13

Total Purchase Price \$

65333.00

or

Actual Value \$

or

Assessor's Market Value \$



20130805000318220 2/2 \$82.50  
Shelby Cnty Judge of Probate, AL  
08/05/2013 03:20:39 PM FILED/CERT

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 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

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

READ + APPROVED

AMERICAN ESTATE & TRUST FBO

Form RT-1

DAVID A. YOUNG FRA