

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of One Hundred Thirty Eight Thousand Five Hundred and No/100ths Dollars (\$138,500.00) and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **WFS HOLDINGS, LLC** (herein referred to as “Grantor”) does by these presents grant, bargain, sell and convey unto **VICTOR L. SMITH** (herein referred to as “Grantee”) as sole owner, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 48, according to the Final Plat of Cross Creek Subdivision, as recorded in Map Book 38, page 3, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Maylene, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, taxes and assessments for the year 2014 and all subsequent years, and the following:

1. **Building Setback line of 20 feet reserved from Falling Waters Lane, 15 feet from the rear, and 13 feet between dwellings with one side 10 feet or more, as shown per plat.**
2. **Utility easements as shown by recorded plat, including, 8 feet along Falling Waters Lane.**
3. **Restrictions, covenants, and conditions as set out in Inst. No. 20070118000027360, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
4. **Restrictions, limitations and conditions as set out in Plat Book 38, page 3, in the Probate Office of Shelby County, Alabama.**

\$ 110,800.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantee as sole owner.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall **Warrant and Defend** the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

Shelby County, AL 12/11/2013
State of Alabama
Deed Tax: \$28.00


20131211000477510 1/3 \$48.00
Shelby Cnty Judge of Probate, AL
12/11/2013 01:44:26 PM FILED/CERT

In Witness Whereof, the said Grantor has set its hand and seal this 27th day of November, 2013.



WITNESS

WFS HOLDINGS, LLC

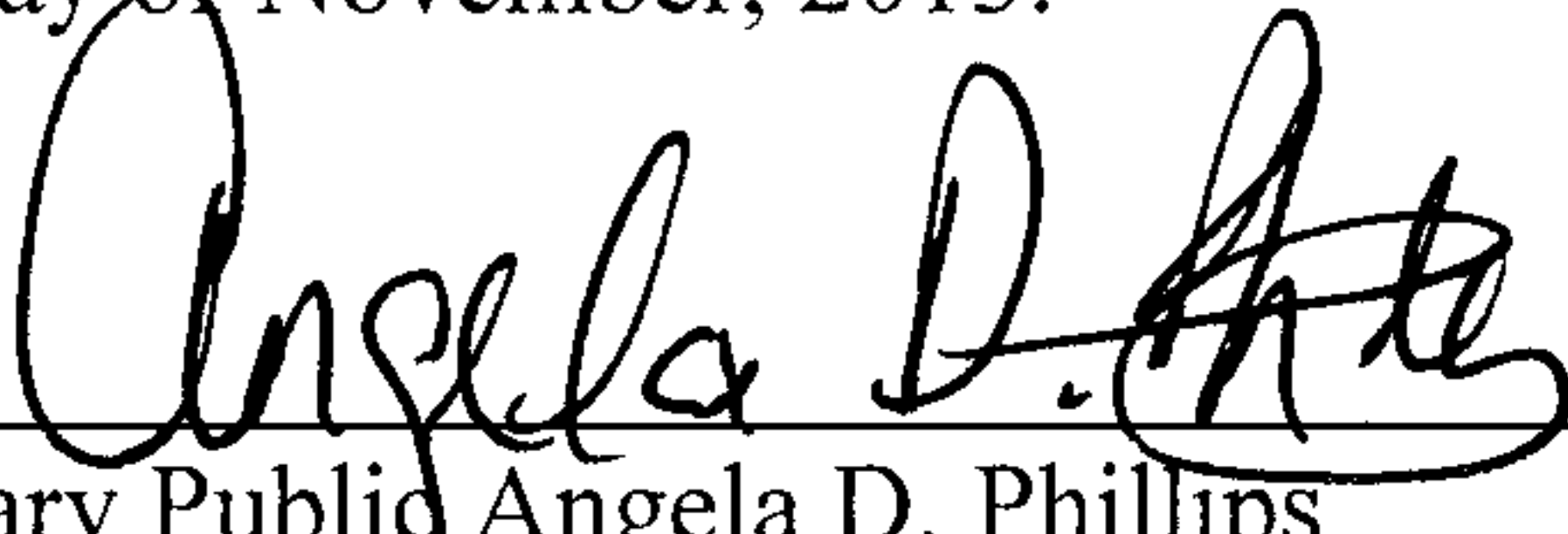
By:  {L.S.}

W. Frank Spencer, III, ITS: Managing Member
(name/title)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. FRANK SPENCER, III, whose name as MANAGING MEMBER of WFS HOLDINGS, LLC is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 27th day of November, 2013.



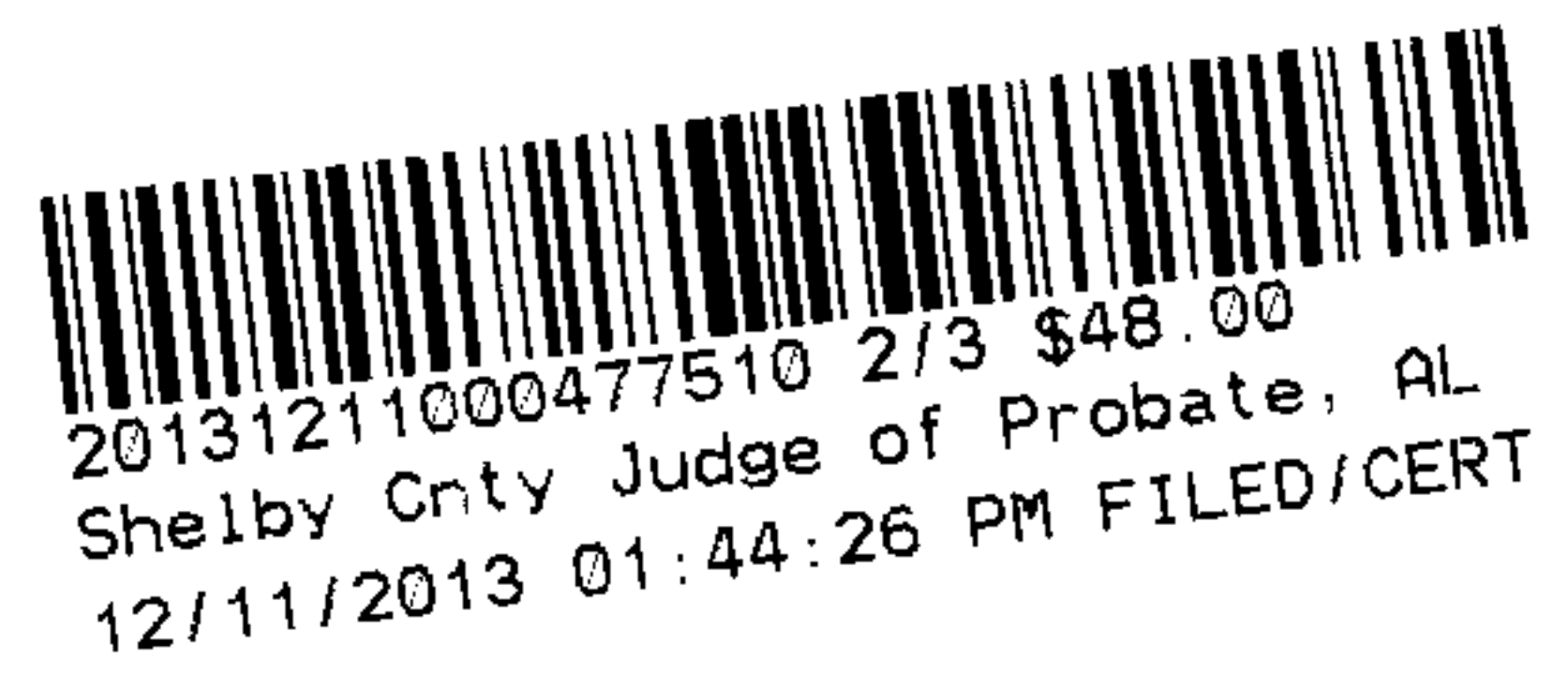
Notary Public Angela D. Phillips
My commission expires 01/12/2016

GRANTEE'S MAILING ADDRESS:

Victor L. Smith
~~104 Falling Waters Lane~~ 172 Sterling Gate Dr.
~~Maylene, AL 35114~~ Alabaster, AL 35007

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2013-11-3595



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

WFS Holdings, LLC
3237 Lorna Rd
Birmingham AL 35216

Grantor's Name Victor L. Smith
Mailing Address 104 Falling Waters Lane
Maylene, AL 35114

Property Address 104 Falling Waters Lane
Maylene, AL 35114

Date of Sale 11/27/2013
Total Purchase Price \$138,500.00
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 evidenced: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other
XXX 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 - provided 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 of the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real 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 not 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).

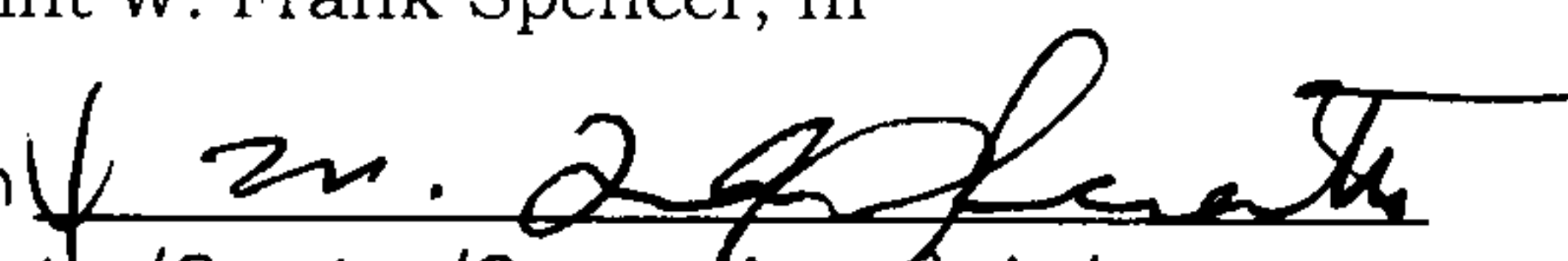
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/27/13

Unattested



Print W. Frank Spencer, III

Sign 
(Grantor/Grantee/Owner/Agent) circle one



20131211000477510 3/3 \$48.00
Shelby Cnty Judge of Probate, AL
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