

**STATUTORY WARRANTY DEED**

20131223000489200 1/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
12/23/2013 01:37:24 PM FILED/CERT

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Amy Eckman  
571 Highway 35  
Pelham, AL 35124

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred fifty five thousand and no/100 (\$155,000.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **Spartan Value Investors, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Amy Eckman** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See Exhibit "A" Legal Description attached hereto and made a part hereof.**

Subject to mineral and mining rights if not owned by Grantor.

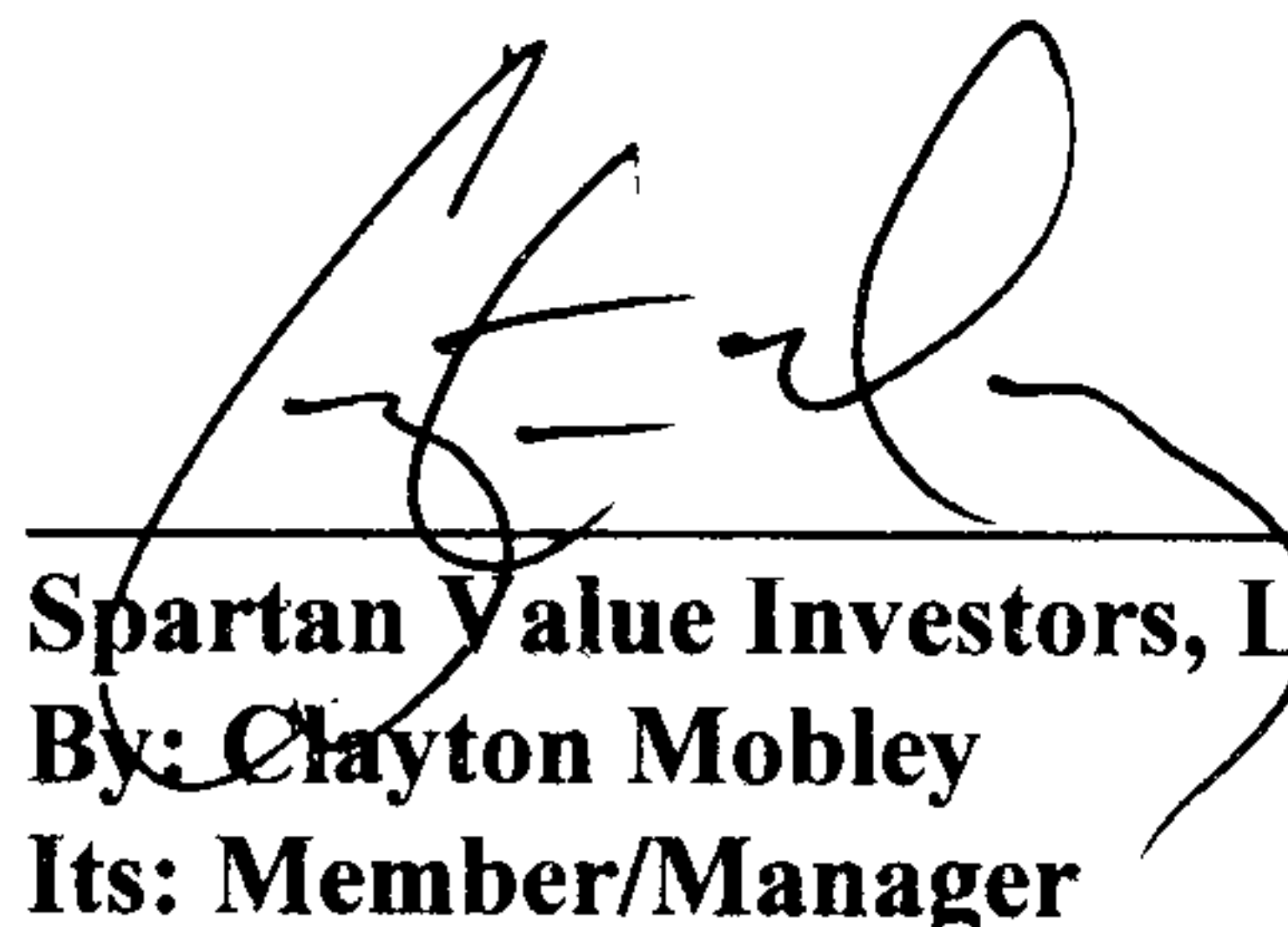
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

\$150,350.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever, together with every contingent remainder and right of reversion.

In Witness Whereof, the said grantor **Spartan Value Investors, LLC**, by Clayton Mobley, its Member/Manager, who is authorized to execute this conveyance, has hereunto set my hand and seal this 20<sup>th</sup> day of December, 2013.

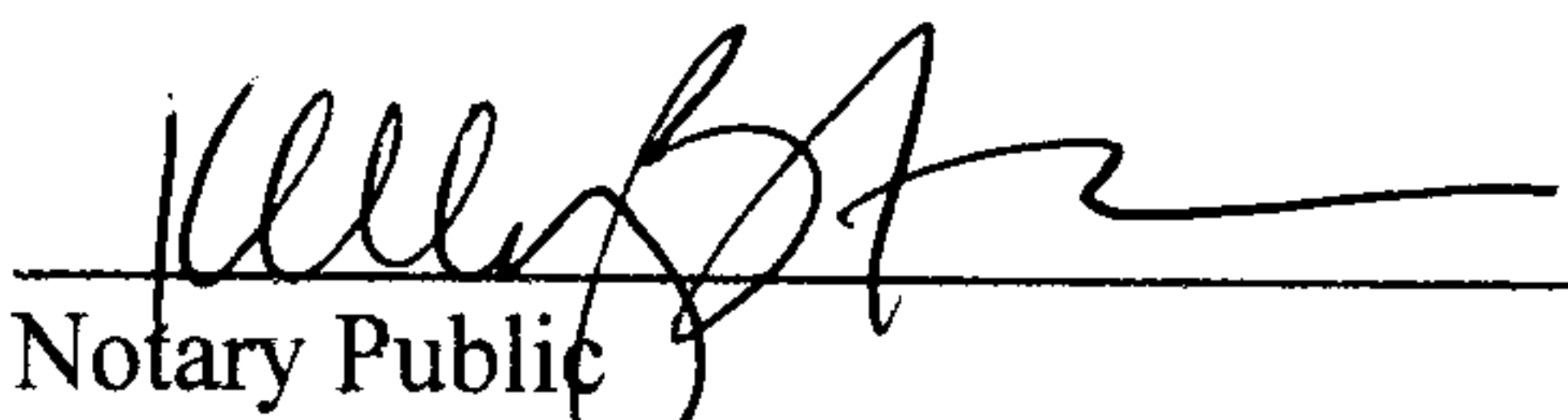
  
\_\_\_\_\_  
**Spartan Value Investors, LLC**  
**By: Clayton Mobley**  
**Its: Member/Manager**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Clayton Mobley, whose name as Member/Manager of Spartan Value Investors, LLC, a limited liability company, 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 this conveyance, he, as such officer and with full authority executed the same voluntarily for and as act of said limited liability company.

Given under my hand and official seal this 20<sup>th</sup> day of December, 2013.


KELLY B. FURGERSON  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 20, 2014

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10-20-2014

Shelby County, AL 12/23/2013  
State of Alabama  
Deed Tax: \$5.00

## EXHIBIT "A"

Commence at the Southeast corner of Section 13, Township 20 South, Range 3 West; thence run North along the East line of said Section a distance of 364.61 feet to the Northwest right of way line of County Road Number 35; thence turn an angle of 145 degrees, 00 minutes to the left and run along said right of way line a distance of 710.83 feet to the point of beginning; thence continue in same direction along said right of way line a distance of 108.90 feet; thence turn an angle of 89 degrees 50 minutes to the right and run a distance of 200.45 feet; thence turn an angle of 90 degrees 15 minutes to the right and run a distance of 108.90 feet; thence turn an angle of 89 degrees 45 minutes to the right and run a distance of 200.29 feet to the point of beginning, situated in the north half of the Northeast quarter of the Northeast quarter of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama.

  
20131223000489200 2/3 \$25.00  
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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 Spartan Value Investors, LLC  
Mailing Address 1110 - 23rd St. S.  
Birmingham, AL 35205

Grantee's Name Amy Eckman  
Mailing Address 571 Highway 35  
Pelham, AL 35124

Property Address 571 Highway 35  
Pelham, AL 35124

Date of Sale 12/20/2013  
Total Purchase Price \$ 155,000.00

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 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 contain accurate. I further understand that any false statements claimed on this fo of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

  
20131223000489200 3/3 \$25.00  
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Date 12/20/13

Print Kelly B. Furgerson

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1