

**CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

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

Send tax notice to:
James A. Stevens, Sr. and Janet S. Stevens
110 Carter Ln.
Columbiana, AL 35051

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred thirty one thousand and no/100 (\$131,000.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Spartan Value Investors, LLC (a/k/a Spartan Value Investors)** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **James A. Stevens, Sr. and Janet S. Stevens** (herein referred to as grantee, as joint tenants of survivorship, 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.

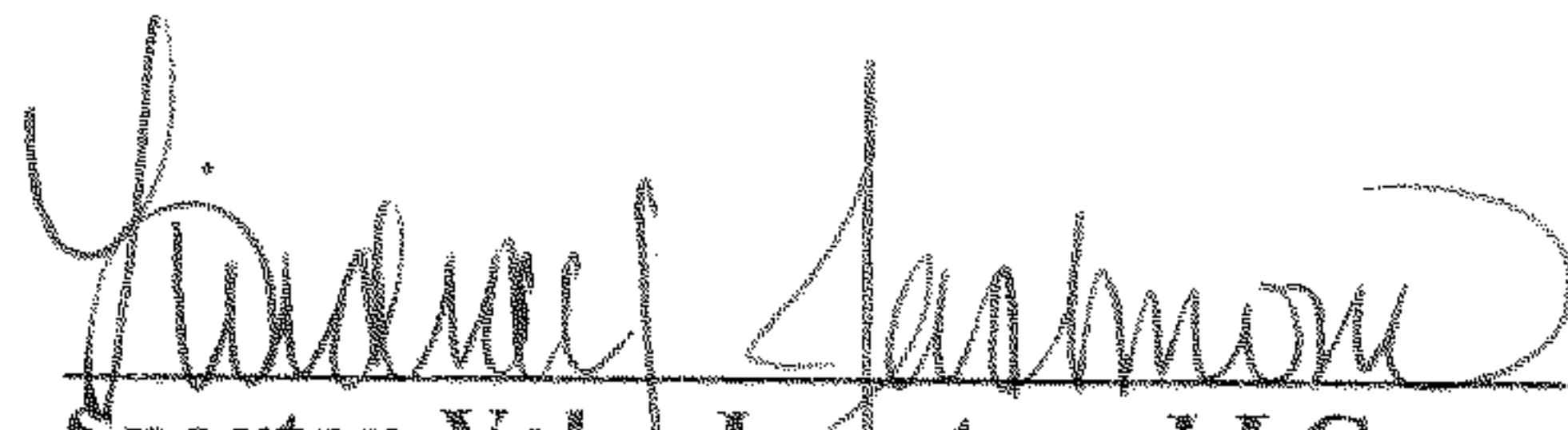
\$135,323.00 of the purchase price recited above was paid from a purchase money mortgage loan closed simultaneously herewith.

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

To Have and to Hold to the said grantee, 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 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.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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, the said grantor **Spartan Value Investors, LLC**, by Lindsay Jackson, its Authorized Agent, who is authorized to execute this conveyance, has hereunto set my hand and seal this 14th day of February, 2014.



Spartan Value Investors, LLC
By: Lindsay Jackson
Its: Authorized Representative

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Lindsay Jackson, whose name as Authorized Agent 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, she, as such representative 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 14th day of February, 2014,

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

EXHIBIT "A"

Commence at the Northwest corner of Section 25, Township 21 South, Range 1 West of the Huntsville Meridian; thence proceed Southerly along the West boundary of said Section for 1,051.50 feet to the North margin of Carters Lane; thence turn an angle of 97 degrees 55 minutes to the left and run along said North margin of Carters Lane for 95.02 feet to a point being the point of beginning of the parcel herein described; thence turn an angle of 93 degrees 46 minutes to the left and run 90.00 feet to a point; thence turn an angle of 11 degrees 41 minutes to the left and run 75.70 feet to a point; thence turn an angle of 104 degrees 36 minutes 44 seconds (old deed shows 103 degrees 29 minutes 36 seconds) to the right and run 180.98 feet (old deed shows 175.63 feet) to a point; thence turn an angle of 70 degrees 24 minutes 54 seconds (old deed shows 69 degrees 34 minutes 42 seconds) to the right and run 68.31 feet to a point; thence turn an angle of 22 degrees 27 minutes and run 30.13 feet (old deed shows 29.98 feet) to a point, being a point on the aforementioned North margin of Carters Lane; thence turn an angle of 64 degrees 36 minutes 23 seconds (old deed shows 64 degrees 45 minutes 42 seconds) to the right and run along said North margin of Carters Lane for 155.26 feet (old deed shows 155.00 feet) to the point of beginning.

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 James A. Stevens, Sr.
Mailing Address Janet S. Stevens
110 Carter Ln.
Columbiana, AL 35051

Property Address 110 Carter Ln.
Columbiana, AL 35051

Date of Sale 02/14/2014
Total Purchase Price \$ 131,000.00
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 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 2/14/14

Print Kelly B. Furgerson

Unattested
(verified by)

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

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/18/2014 03:58:27 PM
\$20.00 CHERRY
20140218000044840