

WARRANTY DEED

20140306000061560 1/2 \$18.00
Shelby Cnty Judge of Probate: AL
03/06/2014 12:10:10 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Eighty One Thousand Dollars (\$81,000.00) 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 **Pinnacle Fund, LLC**, (herein referred to as grantee), the following described real estate situated in Jefferson County, Alabama, to wit:

Lot 22, Block 3, according to the Survey of Wooddale, Second Sector, as recorded in Map Book 5, Page 120, in the Probate Office of Shelby County, Alabama.

For ad valorem tax purposes only, the address to the above described property is 1705 Woodview Circle, Pelham, AL 35124.

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 18th day of February, 2014.

RUTLEDGE PROPERTIES, LLC

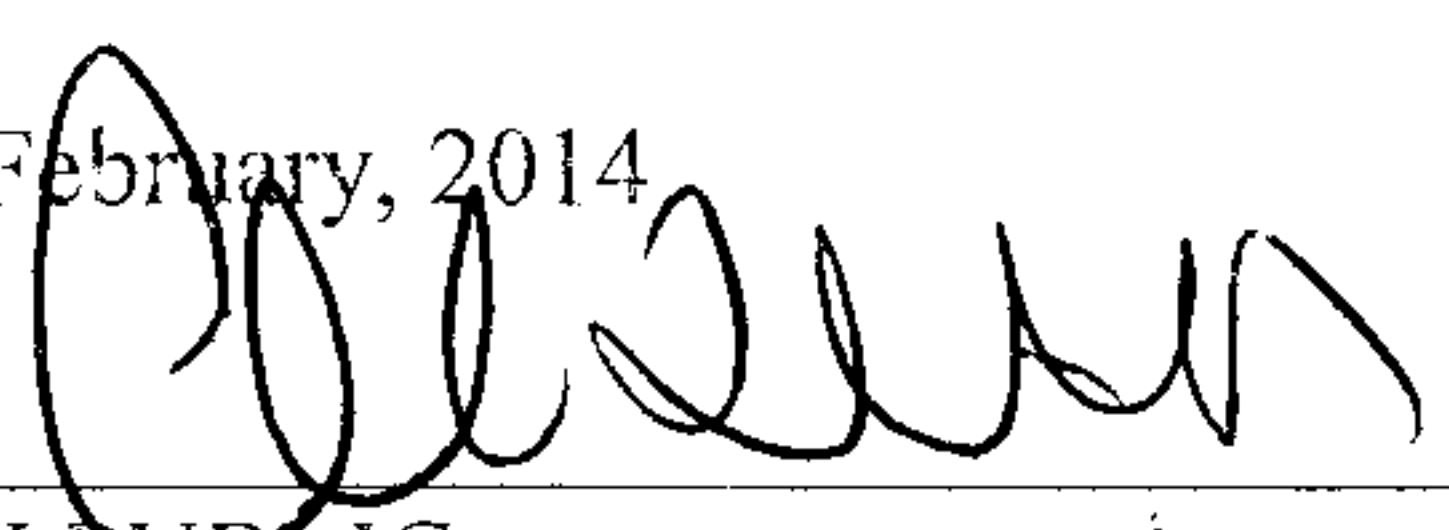

By: Angie Rutledge

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 she, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of February, 2014


NOTARY PUBLIC
My Commission Expires: 9/29/2016

THIS INSTRUMENT PREPARED BY:
April Smith
Battaglia Law Office
7088 Sydney Curve
Montgomery, Alabama 36117
334-244-2983

Real Estate Sales Validation Form

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

Grantor's Name R. Hedge Properties LLC
Mailing Address 9004 Airport Rd
Shen AL
35017

Grantee's Name Pinnacle Fund, LLC
Mailing Address 305 Vineyard Town Cir
St 228
Morgan Hill CA95037

Property Address 1705 Woodview Cr
Repton AL
35124

Date of Sale 2/24/14
Total Purchase Price \$ 81000.00
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, 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

Angie Rutledge

☐ Unattested

Sign

Angie Rutledge

(verified by)

(Grantor/Grantee/Owner/Agent) circle one