



20140327000085920 1/3 \$47.00
Shelby Crty Judge of Probate, AL
03/27/2014 02:09:34 PM FILED/CERT

Shelby County, AL 03/27/2014
State of Alabama
Deed Tax: \$27.00

This instrument was prepared by
Mitchell A. Spears, Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: BM Properties, LCC
(Address) P. O. Box 177
Saginaw, AL 35137

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED FIFTY THOUSAND and 00/100 DOLLARS (\$150,000.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Kent Gray**, a married man, **whose address is 106 Oakview Lane, Helena, Alabama 35080** (herein referred to as Grantor, whether one or more), conveys unto **BM Properties, LLC, whose address is P. O. Box 177, Saginaw, Alabama 35137** (herein referred to as Grantee, whether one or more), the following described real estate, located at 50 Mission Hills Park, Alabaster, Alabama 35007, situated in **SHELBY** County, Alabama, to-wit:

Lot 3, according to the survey of Mission Hills Road Subdivision, as recorded in Map Book 25, Page 139, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

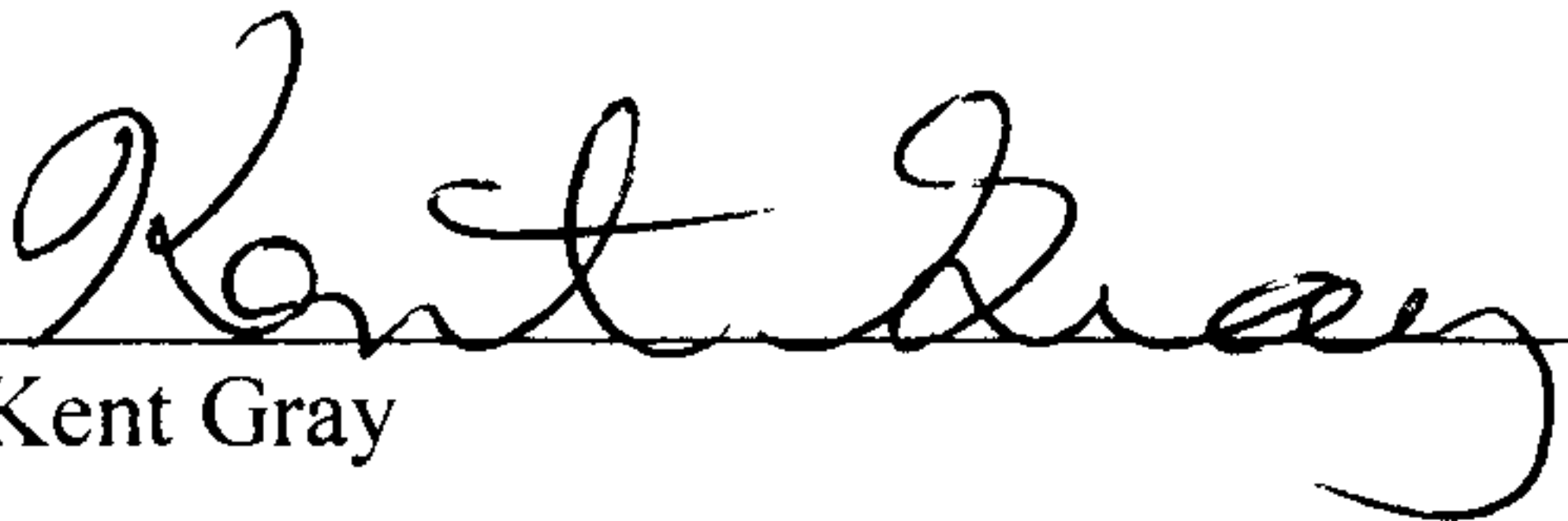
- **The restrictive covenants contained in instrument filed for record in Misc. Book 24, Page 593.**
- **Right of way easement to South Central Bell recorded in Deed Book 314, Page 282.**
- **25 foot drainage easement across the North side of said lot as shown on recorded map.**
- **10 foot easement across the West and East sides of said lot as shown on recorded map.**
- **Subject to common boundary line agreement between Gibson and Bessie I. Tucker, as shown by instrument recorded in Deed Book 311, Pages 244 and 246.**
- **Transmission line permits to Alabama Power Company as recorded in Deed Book 125, Page 94 and Deed Book 208, Page 601.**
- **PURCHASE MONEY FIRST MORTGAGE EXECUTED ON EVEN DATE HEREWITH IN THE AMOUNT OF \$123,000.00.**

THE PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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, I (we) have hereunto set my (our) hand(s) and seal(s), this 26th day of March, 2014.

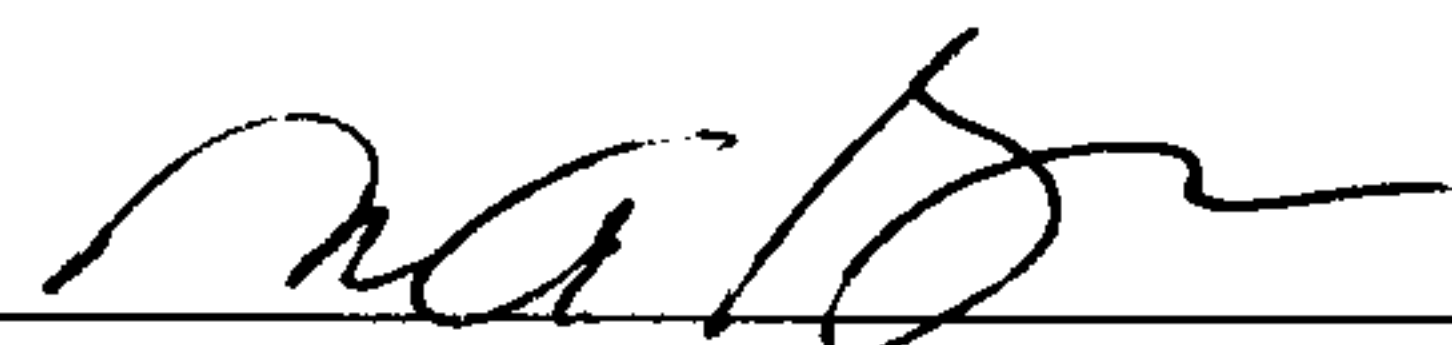

Kent Gray

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kent Gray**, 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 executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of March, 2014.


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Notary Public
My commission expires: 7-31-17

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name	<u>Kent Gary</u>	Grantee's Name	<u>BM Properties, LLC</u>
Mailing Address	<u>106 Oakview Lane</u>	Mailing Address	<u>P. O. Box 177</u>
	<u>Helena AL 35080</u>		<u>Saginaw, AL 35137</u>
Property Address	<u>350 Mission Hills Park</u>	Date of Sale	<u>03/26/2014</u>
	<u>Alabaster AL 35007</u>	Total Purchase Price	\$ <u>150,000.00</u>
		Or	
		Actual Value	\$ <u></u>
		Or	
		Assessor's Market Value	\$ <u></u>

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)

<u></u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other <u></u>
<u>XX</u> 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).

Print Kent GraySign Kent Gray

(Grantor/Grantee/Owner/Agent) circle one



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