

WARRANTY DEED

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

Send tax notice to:  
Phillip M. Chandler  
1080 Kerry Dr.  
Calera, AL 35040

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred thirty four thousand nine hundred and no/100 (\$134,900.00)**, 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 **Phillip M. Chandler** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 20, according to the Survey of Kinsale Gardens Homes 2<sup>nd</sup> Sector, as recorded in Map Book 36, Page 22, in the Probate Office of Shelby County, Alabama.**

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.


\$134,900.00 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, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their 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, 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 25<sup>th</sup> day of April, 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 25<sup>th</sup> day of April, 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



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 Phillip M. Chandler  
Mailing Address 1080 Kerry Dr.  
Calera, AL 35040

Property Address 1080 Kerry Dr.  
Calera, AL 35040

Date of Sale 04/25/2014  
Total Purchase Price \$ 134,900.00  
or  
Actual Value \$

20140428000126420 04/28/2014 02:45:06 PM DEEDS 2/2<sup>or</sup>  
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 4/25/14

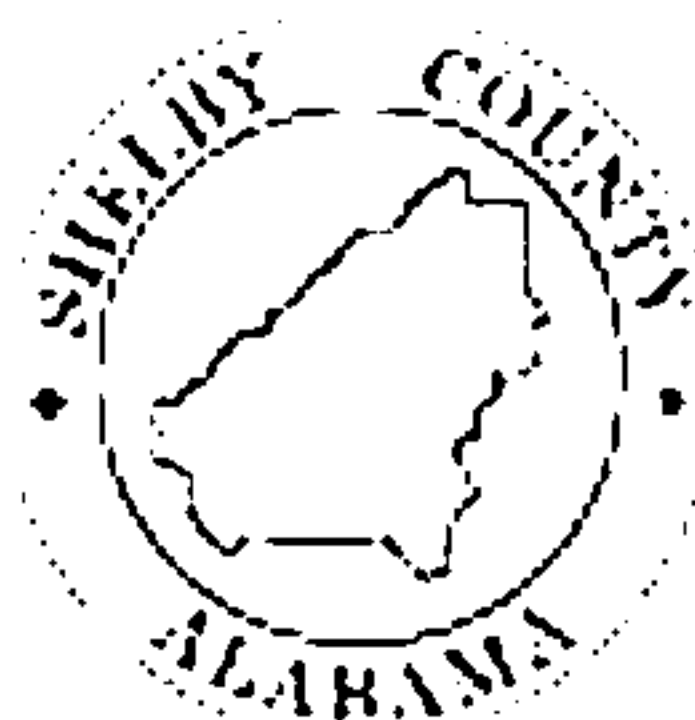
Print Kelly B. Furgerson

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  
04/28/2014 02:45:06 PM  
\$18.00 CHERRY  
20140428000126420

*[Signature]*