

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
DAL Properties, LLC  
3112 Highway 109  
Wilsonville, AL 35186

STATE OF ALABAMA )  
COUNTY OF SHELBY ) **GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Thirty-Seven Thousand and 00/100 (\$37,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **William G. Armstrong, and wife, Amy Armstrong**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **DAL Properties, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 1-14, according to the Map and Survey of Chelsea Park, 1st Sector, Phase I & II, as recorded in Map Book 34, Page 21 A&B, in the Office of the Judge of Probate of Shelby County, Alabama.**

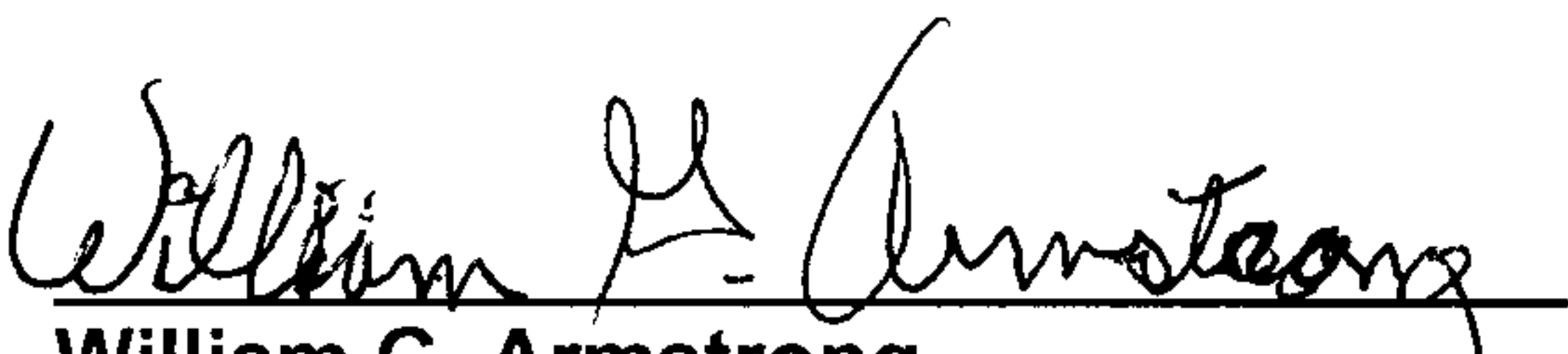
Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 1st Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041026000590790, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

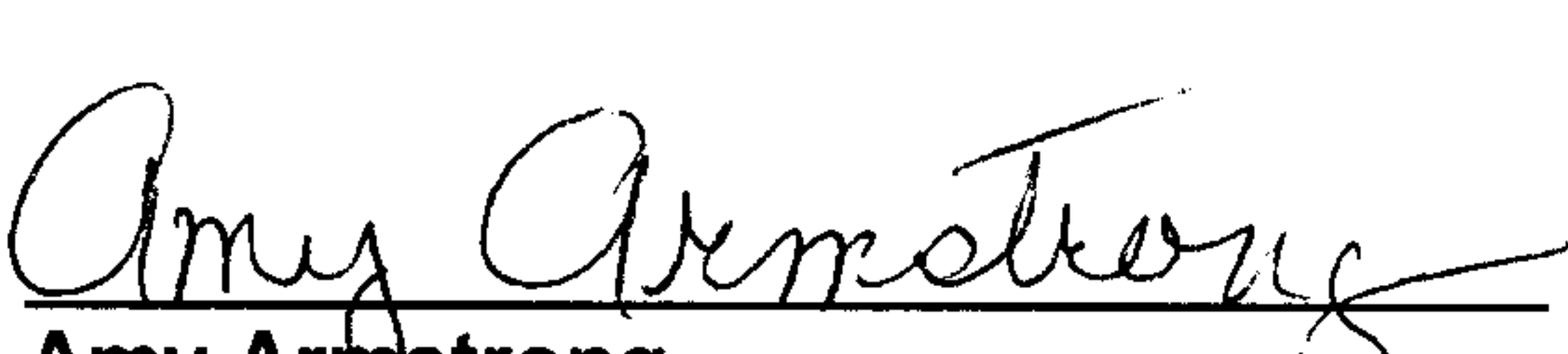
Subject To:  
Ad valorem taxes for 2014 and subsequent years not yet due and payable until October 1, 2014. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **13th** day of **May, 2014**.

  
William G. Armstrong


  
Amy Armstrong

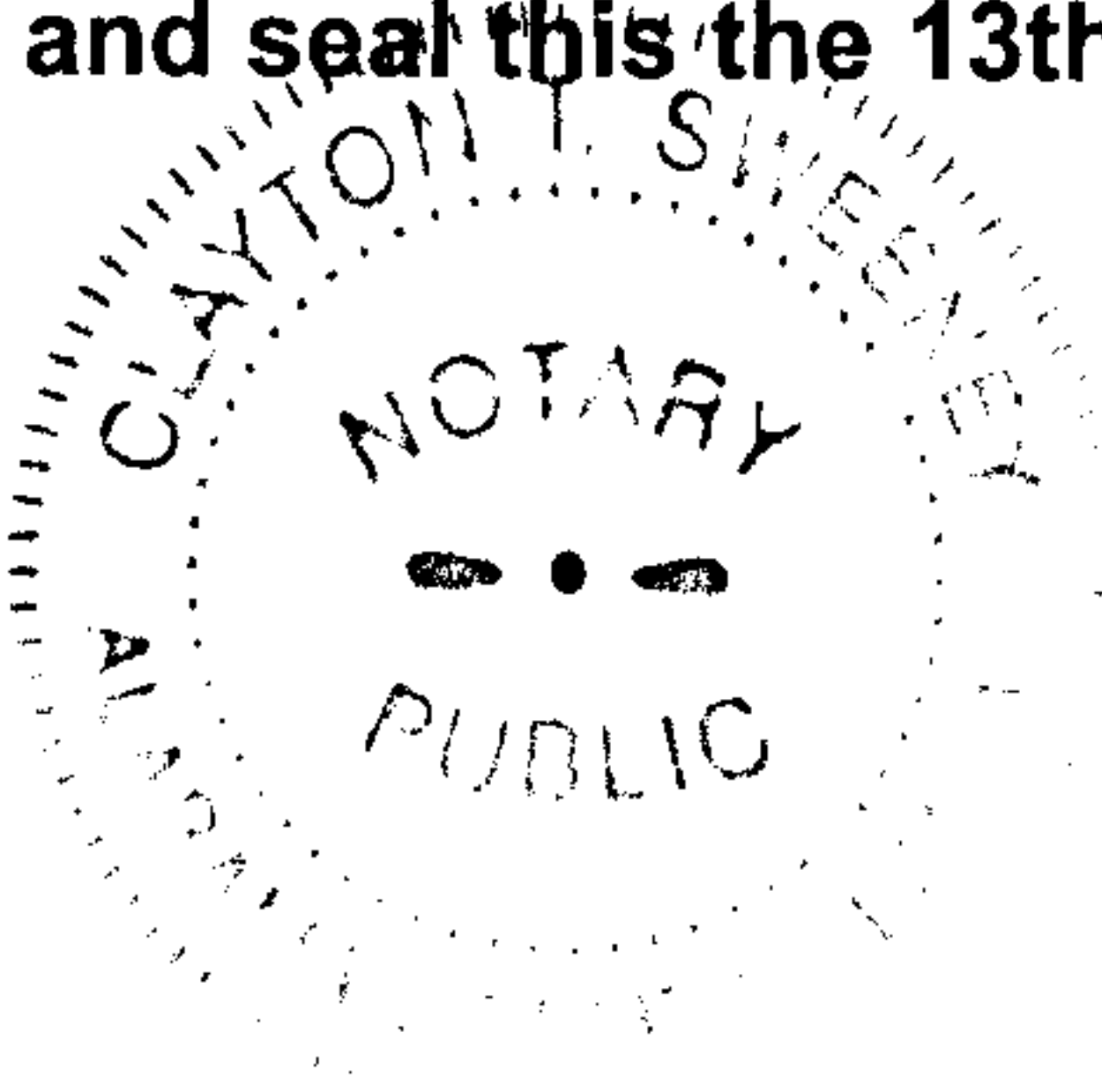
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

Shelby County, AL 05/14/2014  
State of Alabama  
Deed Tax: \$37.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William G. Armstrong, and wife, Amy Armstrong, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of May, 2014.

  
NOTARY PUBLIC  
My Commission Expires: 6/5/2015



# Real Estate Sales Validation Form

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

Grantor's Name William G. Armstrong  
Amy Armstrong

Grantee's Name DAL Properties, LLC

Mailing Address 820 Crown Circle  
Birmingham, AL 35242

Mailing Address 3112 Highway 109  
Wilsonville, AL 35186

Property Address 1024 Kingston Road  
Chelsea, AL 35043

Date of Sale May 13, 2014

Total Purchase Price \$ 37,000.00

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 – Tax assessor's market value  
☐ Deed

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



20140514000146130 2/2 \$54.00  
Shelby Cnty Judge of Probate, AL  
05/14/2014 03:21:14 PM FILED/CERT

Print William G. Armstrong and Amy Armstrong

Unattested

(verified by)

Sign

*William G. Armstrong Amy Armstrong*  
(Grantor/Grantee/Owner/Agent) circle one