


STATE OF ALABAMA :
COUNTY OF SHELBY :


20140516000148670 1/6 \$140.50
Shelby Cnty Judge of Probate, AL
05/16/2014 10:35:15 AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Paula Brantley and Percy Lee Brantley (a/k/a Lee Brantley), husband and wife (hereinafter collectively called the "Grantors"), in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash in hand paid to the Grantors by 1129 Savannah, LLC, a Florida limited liability company (hereinafter called the "Grantee"), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY unto the Grantee and to Grantee's successors and assigns, the following described real property lying and being situate in Shelby County, Alabama, to-wit:

The real property described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property").

The Property is conveyed subject to all existing utility and drainage easements and rights-of-way and zoning restrictions and to all prior reservations and conveyances of oil, gas and other minerals and mineral rights in, on and under the Property and to any and all matters of record affecting title to or use of the Property, or which would be shown by an accurate survey or are visible on the surface of the Property, as well as to the lien for current ad valorem taxes, which taxes Grantee assumes and agrees to pay when due, and to the matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD said Property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters, exceptions and reservations to which reference is hereinabove made, unto the said Grantee, and to the successors and assigns of Grantee, forever; and Grantors will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons claiming by, through or under Grantors and against no other.

All recordations mentioned herein refer to the records in the office of the Judge of the Probate Court of the County in which the Property is located, unless otherwise indicated.

All plural nouns, pronouns and verbs, respectively, shall be construed as singular, and vice-versa, whenever the sense of this instrument indicates that such should be the construction.

IN WITNESS WHEREOF, Grantors have hereunto set their respective hands and seals on the date set forth below.

GRANTORS:


PAULA BRANTLEY

Signed on: _____, 2014

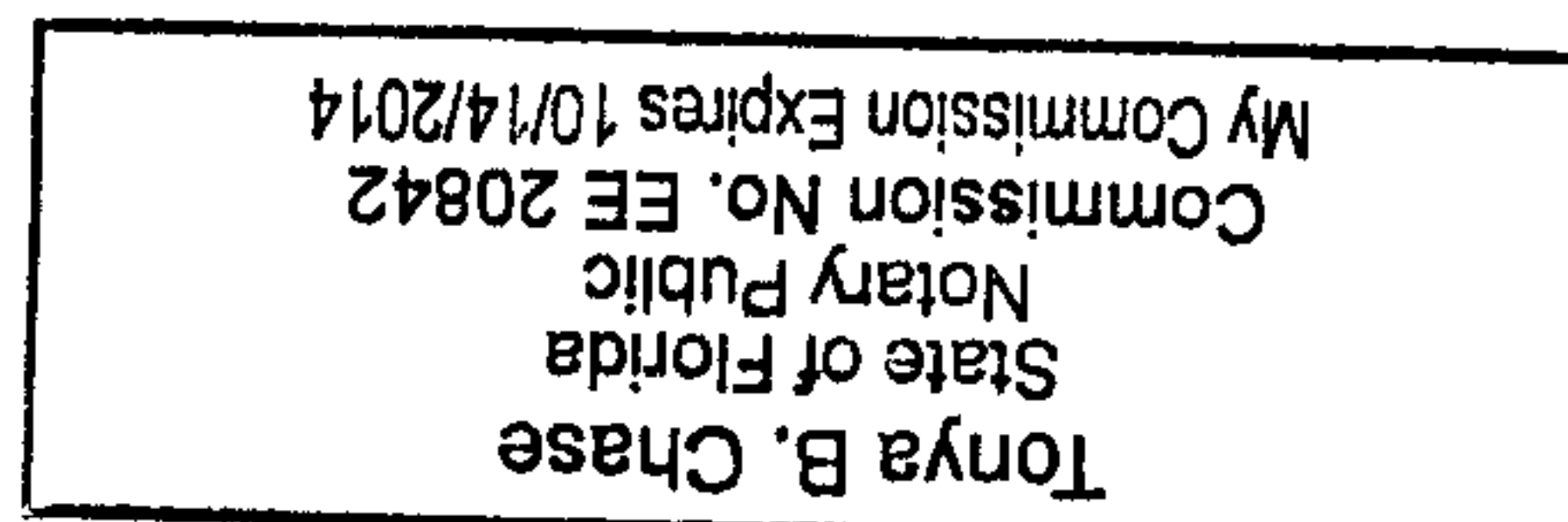

PERCY LEE BRANTLEY

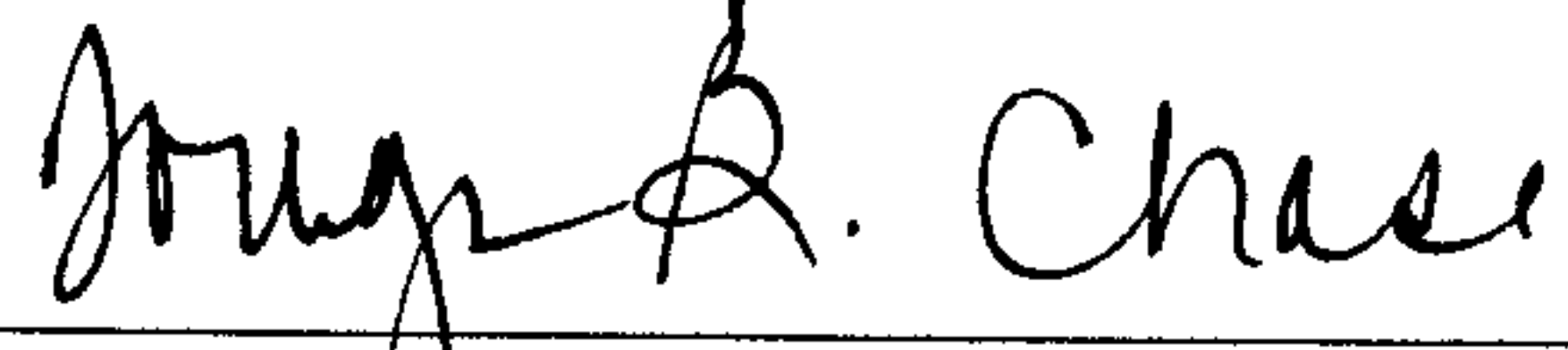
Signed on: April 8th, 2014

STATE OF FLORIDA :
COUNTY OF ESCAMBIA :

I, the undersigned Notary Public, hereby certify that Paula Brantley, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of April, 2014.

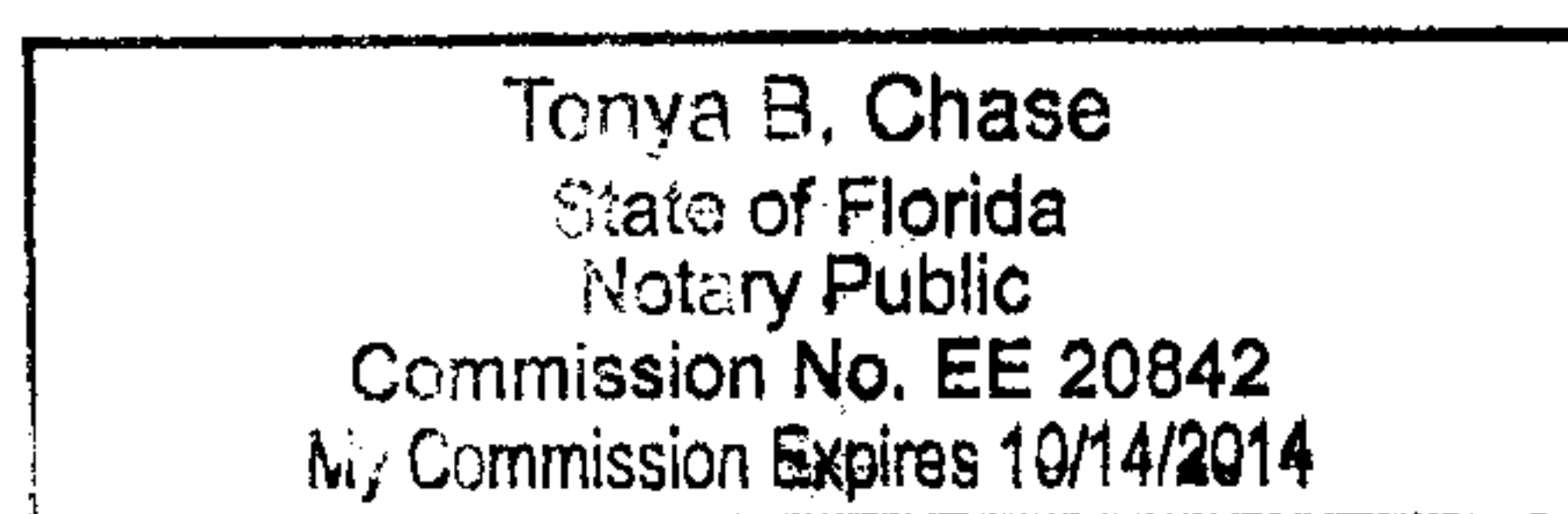




Notary Public,
My Commission expires: _____

STATE OF FLORIDA :
COUNTY OF ESCAMBIA :

I, the undersigned Notary Public, hereby certify that Percy Lee Brantley, 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 the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of April, 2014.




Notary Public,
My Commission expires: _____

Grantors' address:

P.O. Box 969
Gonzales, Florida 32560

This instrument prepared by:
Bryan A. Thames, Esq.
Maynard, Cooper & Gale, P.C.
RSA Battle House Tower
11 North Water Street, Suite 27000
Mobile, Alabama 36602
bthames@maynardcooper.com
(251) 206-7442

Grantee's address:

P.O. Box 969
Gonzales, Florida 32560



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**EXHIBIT A
TO
STATUTORY WARRANTY DEED FROM
PAULA BRANTLEY AND PERCY LEE BRANTLEY TO
1129 SAVANNAH, LLC**

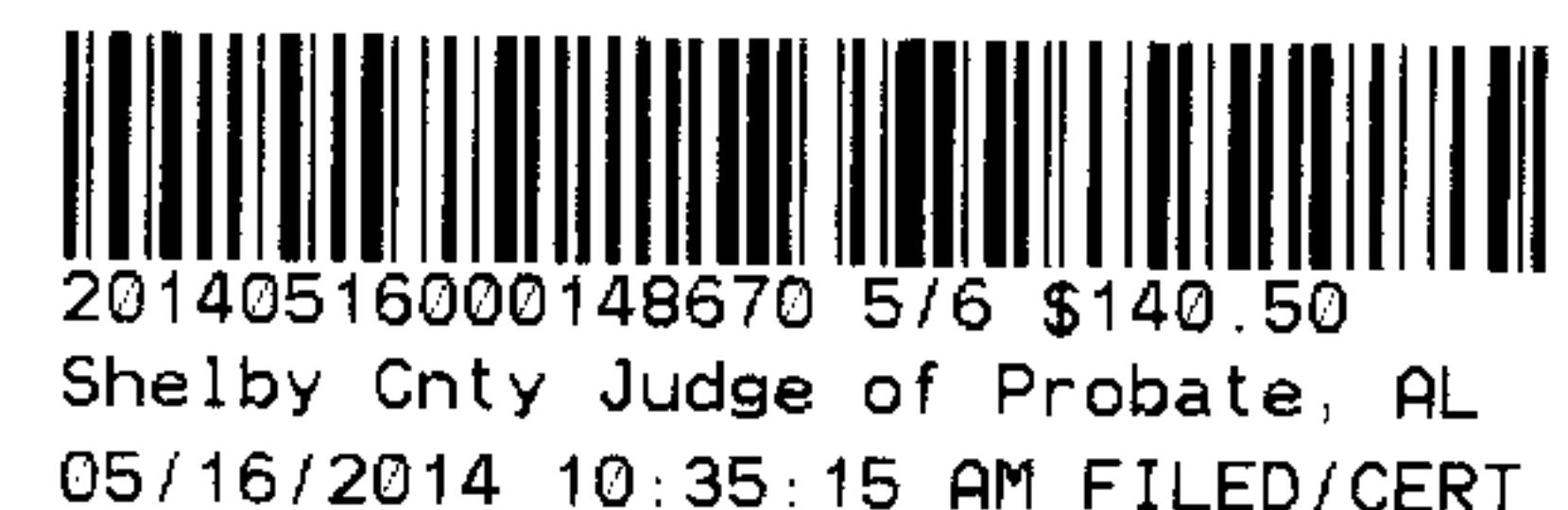
LEGAL DESCRIPTION

Lot 30, according to the Amended Map of Savannah Pointe, Sector IX, as recorded in Map Book 37 page 51 in the Probate Office of Shelby County, Alabama

**EXHIBIT B
TO
STATUTORY WARRANTY DEED FROM
PAULA BRANTLEY AND PERCY LEE BRANTLEY TO
1129 SAVANNAH, LLC**

ADDITIONAL TITLE EXCEPTIONS

1. Right of way granted to Alabama Power Company recorded in Volume 138, Page 159; instrument No. 2005-39395 and Inst. No. 2005-39396.
2. Right of way granted to Shelby county recorded in Volume 211, Page 615.
3. Easement granted to City of Calera as recorded in Inst. No. 1999-47297.
4. Restrictions and covenants appearing of record in Instrument No. 2006-16726.
5. Restrictions appearing of record in Inst. No. 2006-17397.
6. Restrictions recorded in Inst. No. 20070125000039130.



Real Estate Sales Validation Form

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

Grantor's Name Paula A. Brantley and Percy Lee Brantley
Mailing Address PO Box 969
Gonzales, FL 32560

Grantee's Name 1129 Savannah, LLC
Mailing Address PO Box 969
Gonzales, FL 32560

Property Address Lot 30 Sector IX
As recorded in Map Book 37 pg.51

Date of Sale April 8, 2014
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 110,400

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 Value

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 5/6/14

Print Bryan A. Thomas 5/6/14

Unattested
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Attorney for Grantors

Form RT-1