

This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

2014061000017396

0 06/10/2014

09:18:36 AM

DEEDS 1/3

Send Tax Notice to: John W. Ronan and
(Name) Anita M. Ronan
(Address) 1324 Scout Trace
Hoover, AL 35244

Statutory Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Thirty Nine Thousand Nine Hundred Dollars and 00/100 (\$39,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

WTD, LLC, an Alabama Limited Liability Company

(herein referred to as grantors) do grant, bargain, sell and convey unto

John W. Ronan and Anita M. Ronan



20140610000173960 1/3 \$60.00
Shelby Cnty Judge of Probate, AL
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(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 403, according to the Survey of Final Plat of Wild Timber, Phase 4, as recorded in Map Book 37, Page 64, in the Probate Office of Shelby County, Alabama.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2014 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, provided however, that GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR, by Delton L. Clayton, as Manager, who is authorized to execute this conveyance, hereunto set his hand(s) and seal(s) this 6th day of June, 2014.

WTD, LLC


By: Delton L. Clayton
Its: Manager


**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Delton L. Clayton, whose name as Manager of WTD, LLC 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, as such Manager and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal, this the 6th day of June, 2014.




Notary Public
My Commission Expires: _____


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Real Estate Sales Validation Form

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

Grantor's Name WTD, LLC

Grantee's Name John W. Ronan and Anita M. Ronan

Mailing Address PO Box 602
Nelms AL 35080Mailing Address 1324 Scout Trace
Dozier, AL 35204Property Address 313 Wild Timber Drive
Pelham, AL 35124

Date of Sale June 6, 2014

Total Purchase Price \$39,900.00

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☐ Appraisal☐ Sales Contract☐ Other:☒ Closing StatementIf 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 - WTD, LLC, . .

Grantee's name and mailing address - John W. Ronan and Anita M. Ronan, . .

Property address - 313 Wild Timber Drive, Pelham, AL 35124

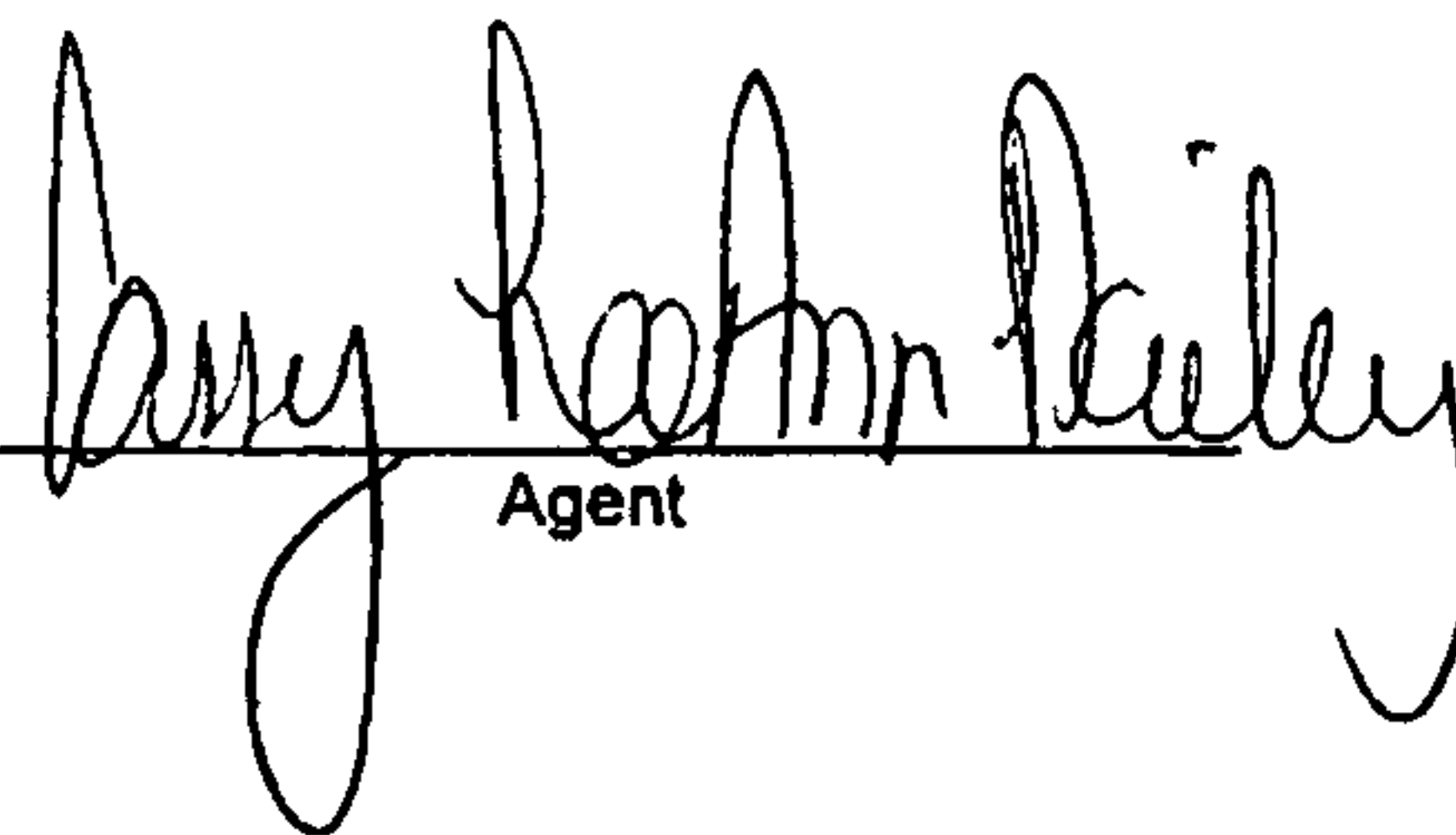
Date of Sale - June 6, 2014.

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 with 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: June 6, 2014

Sign

Agent

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