


SEND TAX NOTICE TO:
RACHEL M. SCHEG
151 LORRIN LANE
STERRETT, AL 35147


20140613000179480 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
06/13/2014 12:53:03 PM FILED/CERT

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA
Shelby COUNTY

Know All Men by These Presents: That for and in consideration of One Hundred Sixty-Five Thousand Nine Hundred and 00/100 (165900) in hand paid to the undersigned **MY PLACE RENTALS, LLC**, hereinafter referred to as "Grantor") by **RACHEL M. SCHEG**, hereinafter referred to as GRANTEE(S). I the said Grantor do hereby grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in County of Shelby State of Alabama, to-wit:

LOT 12 OF THE FINAL PLAT OF VILLAGES OF WESTOVER, SECTOR ONE, ACCORDING TO THE MAP BOOK 39, PAGES 9-A & 9-B, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$165,900.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL OUTSTANDING RIGHTS OF REDEMPTION RESULTING FROM THE FORECLOSURE DEED DATED MARCH 11, 2014.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD to Grantee. their heirs and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 6th day of June, 2014.

MY PLACE RENTALS, LLC.

BY: 
MARTY NUNLEY, MEMBER

BY: 
ELLEN A. NUNLEY

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said State, hereby certify that MARTY NUNLEY, MEMBER AND ELLEN A. NUNLEY, MEMBER OF MY PLACE RENTALS, 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, they, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

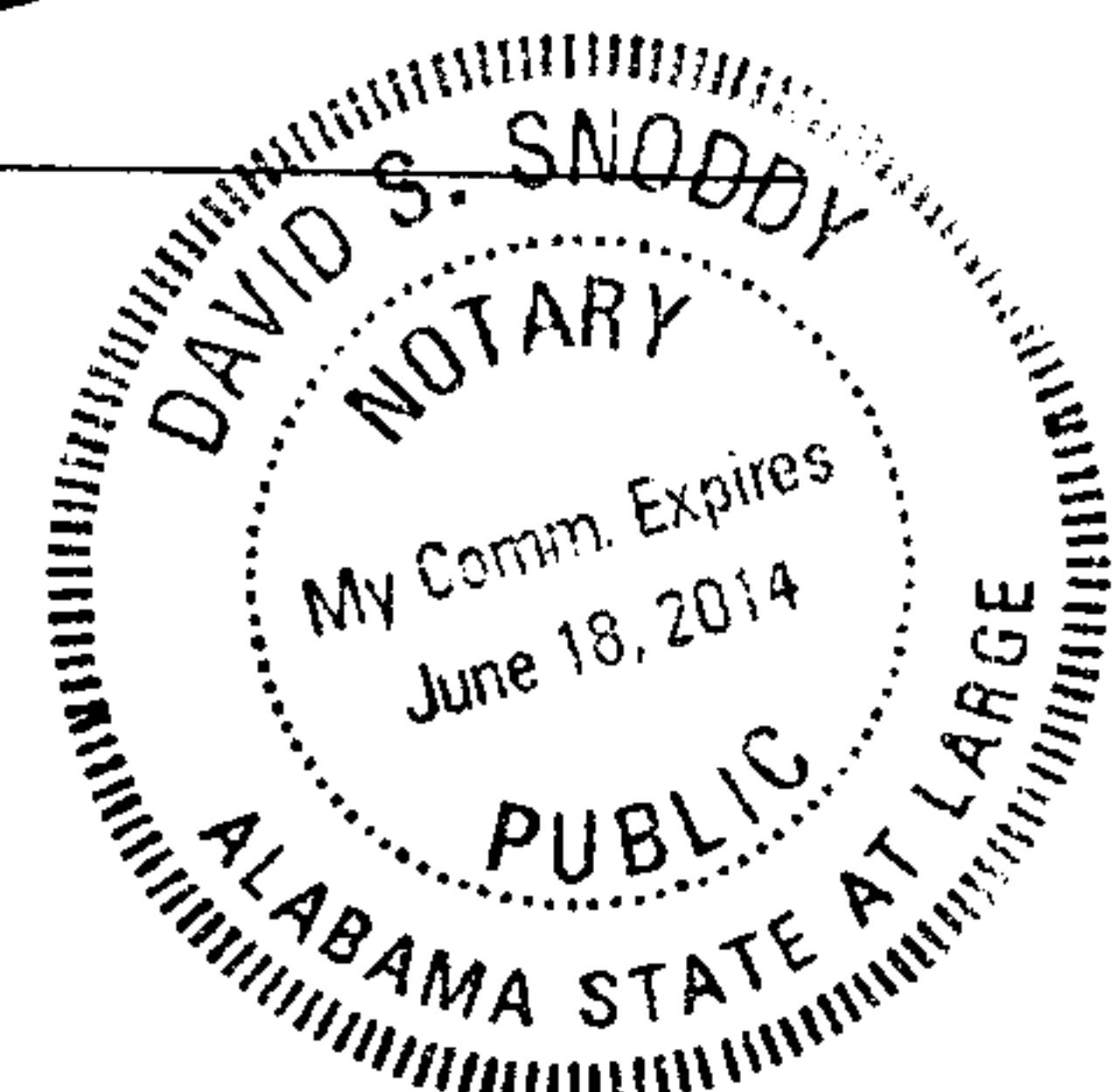
Given under my hand and seal of office this 6th day of June, 2014



NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:

THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



175
14-

Real Estate Sales Validation Form

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

Grantor's Name	MY PLACE RENTALS, LLC	Grantee's Name	RACHEL M. SCHEG
Mailing Address:	2106 DEVEREUX CIRCLE, SUITE 200 BIRMINGHAM, AL 35243	Mailing Address:	151 LORRIN LANE STERRETT, AL 35147

Property Address	151 LORRIN LANE STERRETT, AL 35147	Date of Sale:	June 6, 2014
		Total Purchaser Price	\$165900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date	6/6/14	Print	Ellen A. Nunley
Unattested		Sign	<i>Ellen A. Nunley</i>
			(Grantor/Grantee/Owner/Agent) circle one

