

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, AL 35216

Send tax notice to:
Freedom Properties, LLC
2000 Mallory Lane, Ste 130-140
Franklin, TN 37067

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred twenty thousand and 00/100 (\$120,000.00) Dollars (the entire amount of which in the sum of \$133,400.00 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Kraig Wall, a married man, by his attorney-in-fact, George Skipper (herein referred to as grantors) do grant, bargain, sell and convey unto Freedom Properties LLC (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 74, according to the Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117, A, B, C, and D, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of the grantor, nor of his spouse.


Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this June 26, 2014

_____(SEAL)

Kraig Wall, By his Attorney in Fact

_____(SEAL)
Kraig Wall, by his attorney-in-fact,
George Skipper

_____(SEAL)

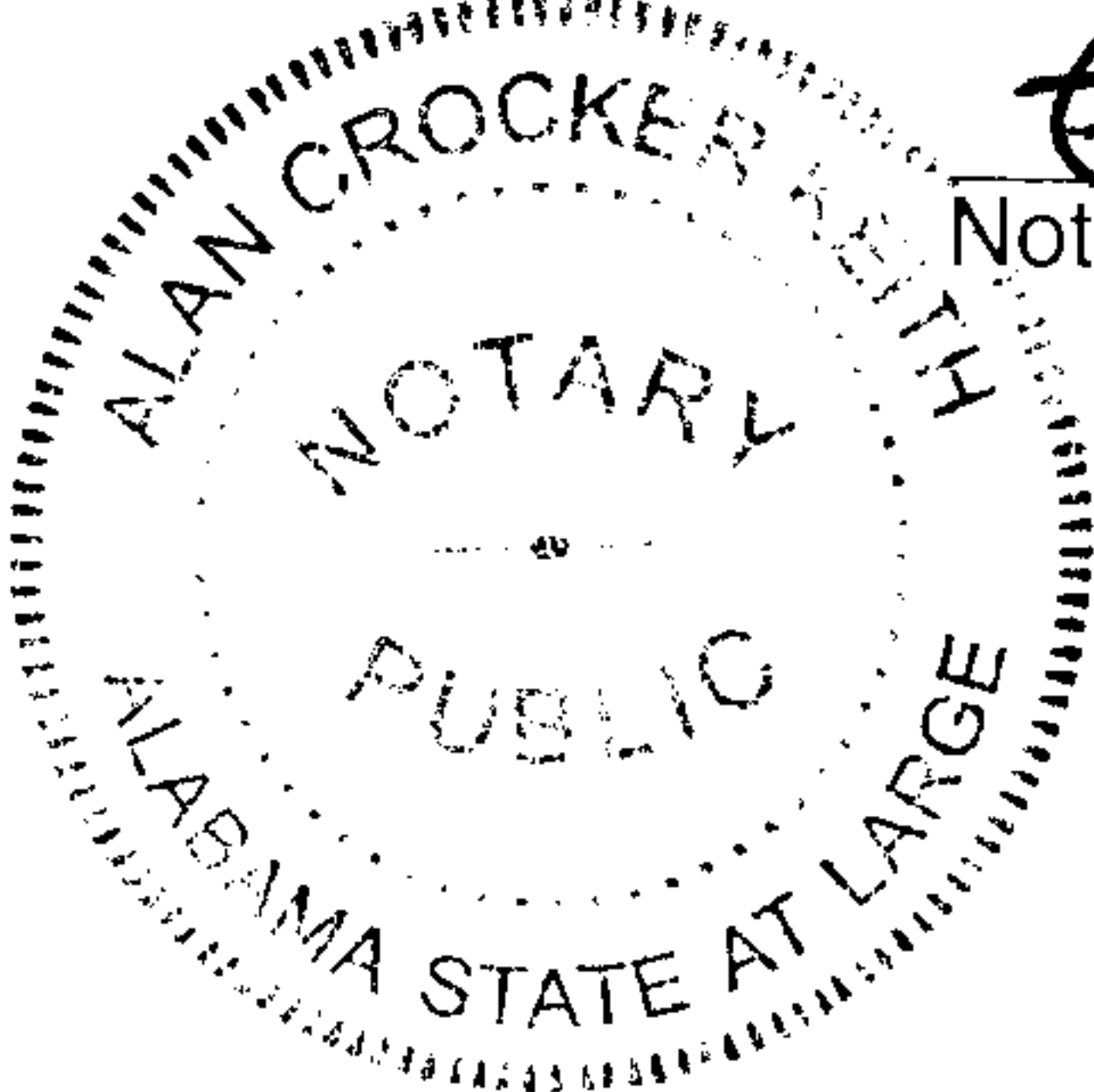

_____(SEAL)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that George Skipper, whose name as Attorney-in-Fact for Kraig Wall, a married person, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 26th day of June, 2014.

My commission expires: March 20, 2016

Notary Public

Real Estate Sales Validation Form

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

Grantee's name: Freedom Properties, LLC
Mailing address: 2000 Mallory Ln, Franklin, Tn
Property address: 1040 Riviera Drive, Calera, AL

Grantor's name: Kraig Wall
Mailing address: 1013 Candytuft Ct, Franklin, TN
Date of Sale: June 26, 2014
Total Purchase Price \$120,000.00

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.

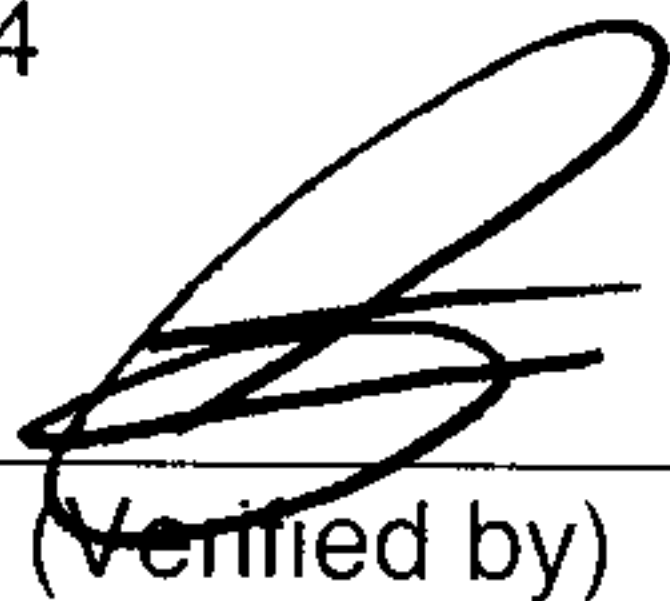
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.


If no proof is provided and the value must be determined, the current estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date: June 26, 2014

____ Unattested


(Verified by)

Print name: Kraig Wall, by his Attorney in Fact, George Skipper
Sign: 
(Grantor)



20140630000197360 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
06/30/2014 11:09:06 AM FILED/CERT