20140708000206860 1/4 \$92.00 Shelby Cnty Judge of Probate: AL 07/08/2014 04:12:35 PM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
MMA Enterprises, LLC
Po Box 961
Calera A 4 35040

(203) 003-4331		
STATE OF ALABAMA)	
)	WARRANTY DEED
SHELBY COUNTY)	

Nine Thousand and no/100 (\$69,000.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joe Lee Sizemore and Velma Jean Sizemore Godfrey, being the surviving grantees in that certain deed recorded in Instrument No. 20130411000149360 Probate Office, Shelby County, Alabama. The other grantor Velma Eileen Sizemore having deceased on or about the Aday of Sectional April hereinafter called "Grantor," do hereby GRANT, BARGAIN, SELL AND CONVEY unto MMA Enterprises, LLC, an Alabama Limited Liability Company, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A. Subject to all items of record.

NOTE: This property does <u>not</u> constitute homestead property for the Grantor. This transaction is executed simultaneously with a purchase money mortgage in favor of Michael O. Anderson in the amount of \$150,000.00 which secures additional properties in the name of the Grantee.

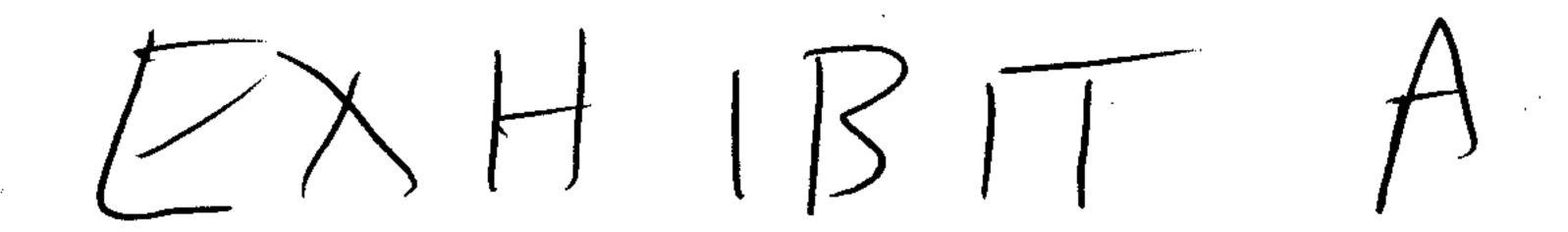
TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, do individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor have a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor have executed this Deed and set the seal of the Grantor thereto on this date the 10^{11} day of June, 2014.

Jøe Lee Sizemore	(L.S.) Velma Jean Sizemore Godfrey (L.S.)
STATE OF ALABAMA) ACKNOWLEDGMENT
SHELBY COUNTY	
1, Maela 1	<u>ゅんりろ</u> , a Notary Public for the State at
Large, hereby certify that the ab	ove posted name, Joe Lee Sizemore, which is signed to
the foregoing Deed, who is know	vn to me, acknowledged before me on this day that,
being informed of the contents of voluntarily on the day the same	of the Deed, that said person executed the same bears date.

GIVEN UNDER MY HAND lay of <u>June</u> , 2014.	AND OFFICIAL SEAL OF OFFICE on this the lot
	NOTARY PUBLIC My Commission Expires: 2/23///
STATE OF ALABAMA SHELBY COUNTY) ACKNOWLEDGMENT
I, <u>arge</u> , hereby certify that the about the signed to the foregoing [, a Notary Public for the State at ove posted name, Velma Jean Sizemore Godfrey, Deed, who is known to me, acknowledged before me of the contents of the Deed, that said person executed he same bears date.
GIVEN UNDER MY HAND day of <u>June</u> , 2014.	AND OFFICIAL SEAL OF OFFICE on this the 10th
	NOTARY PUBLIC My Commission Expires: 8 23 / 5



All of Lot No. 16, in Block 266, according to J. H. Dunstan's Survey and Map of the Town of Calera, Alabama.

ALSO, all of that part of Lot No. 17, in Block No. 266, according to J. H. Dunstan's Map and Survey of the Town of Calera, Alabama, described as follows, to-wit: Commencing at the Northeast comer of sald Lot No. 17 in Block No. 266 as aforesaid, and run thence in a southerly direction along the East line of said Lot No. 17, for a distance of 5 feet to the point of beginning of the lot herein described and conveyed; run thence in a westerly direction and parallel with the North line of Lot No. 17 for a distance of 50 feet to a point, run thence in a southwesterly direction to the southwest corner of said Lot NO. 17, run thence in an easterly direction and along the South line of said Lot No. 17, a distance of 150 feet, more or less, to the West margin of sixteenth Street; run thence in a northerly direction along the West line of sixteenth Street and along the East line of said Lot No. 17 a distance of 45 feet, more or less, to the point of beginning, and being a part of the East half of fractional Southwest Quarter of section 21, Township 22, Range 2 West.

All situated in Shelby County, Alabama.

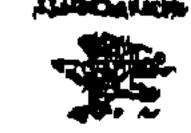
For information purposes only, the property address is purpoitted to be: 1920 16th, Calera, AL 35040

Shelby Cnty Judge of Probate, AL 07/08/2014 04:12:35 PM FILED/CERT

Mississippi Valley Title Insurance Company

Copyright 2006-2009 American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licerisees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under Itemse from the American Land Title Association, File No. MV-14-21354 ALTA Commitment Sch A

Page 1 of 1



Real Estate Sales Validation Form

This I	Document must be filed in accord	dance with Code of Alabama 1	975, Section 40-22-7	
Grantor's Name	Mr Sizemore		mma entonnsesul	
Mailing Address	131 Onea 1 1)c.	Mailing Address		
	Clerc Ar 37040		Calera Ar 35040	
Property Address	1920 16 thst	Date of Sale		
	Calera AL 35040	Total Purchase Price	\$ 6000.00	
		Or		
		Actual Value	\$	
		or Assessor's Market Value	3 \$	
The purchase price	or actual value claimed on the	his form can be verified in t	the following documentary	
	ne) (Recordation of docume	ntary evidence is not requi	n e a)	
Bill of Sale Sales Contrac	-	Other		
Closing Stater	nent			
		adation contains all of the re	acuirad information rafaranced	
		rdation contains all of the re	equired information referenced	
above, the illing of	this form is not required.			
	•	nstructions		
	d mailing address - provide th	ne name of the person or p	ersons conveying interest	
to property and the	eir current mailing address.			
	nd mailing address - provide t			
to property is being Property address -	the physical address of the p	roperty being conveyed if	20140708000206860 4/4 \$92.00	
			Shelby Cnty Judge of Probate, AL 07/08/2014 04:12:35 PM FILED/CERT	
	date on which interest to the			
•	ce - the total amount paid for the instrument offered for re		ty, both real and personal,	
	e property is not being sold, the strument offered for record.		ly, both real and personal, being an appraisal conducted by a	
licensed appraiser	or the assessor's current ma	rket value.		
If no proof is provi	ded and the value must be de	etermined, the current estin	nate 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 (I	h).		
l attest, to the best	of my knowledge and belief	that the information contain	ned in this document is true and	
•			rm may result in the imposition	
of the penalty indic	cated in Code of Alabama 19	75 § 40-22-1 (h).		
• 1				
Date 1/9		Print		
Unattested		Sign (1		
Unaucsicu	(verified by)	Sign Churs >1/1/1 (Grantor/Gran	tee/Owner/Agent) circle one	
	(40)11100			

Form RT-1