

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Jacquelyn Gunter
1634 Crossgate Drive
Vestavia, AL 35216

20140729000233430
07/29/2014 03:37:50 PM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thirty-Nine Thousand Nine Hundred And No/100 Dollars (\$39,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, WTD, LLC, an Alabama Limited Liability Company , (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jacquelyn Gunter (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

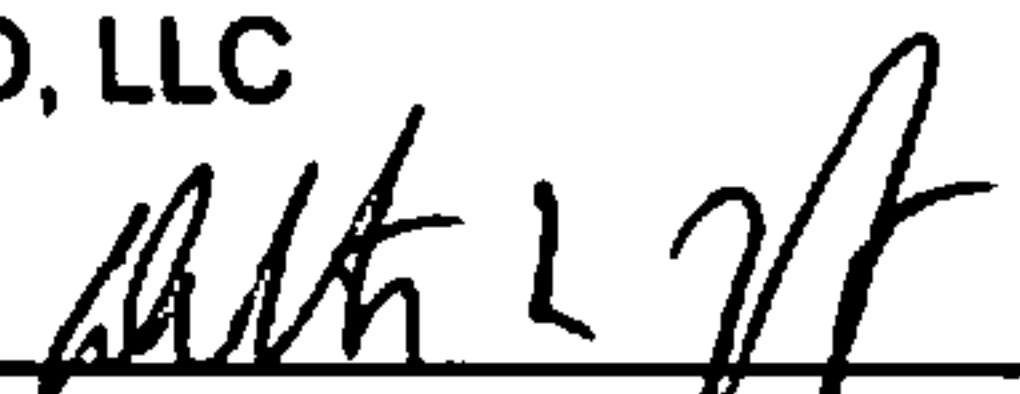
Lot 429 according to the recorded map and survey of Wild Timber Phase 4, as shown in Map Book 67,page 64 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

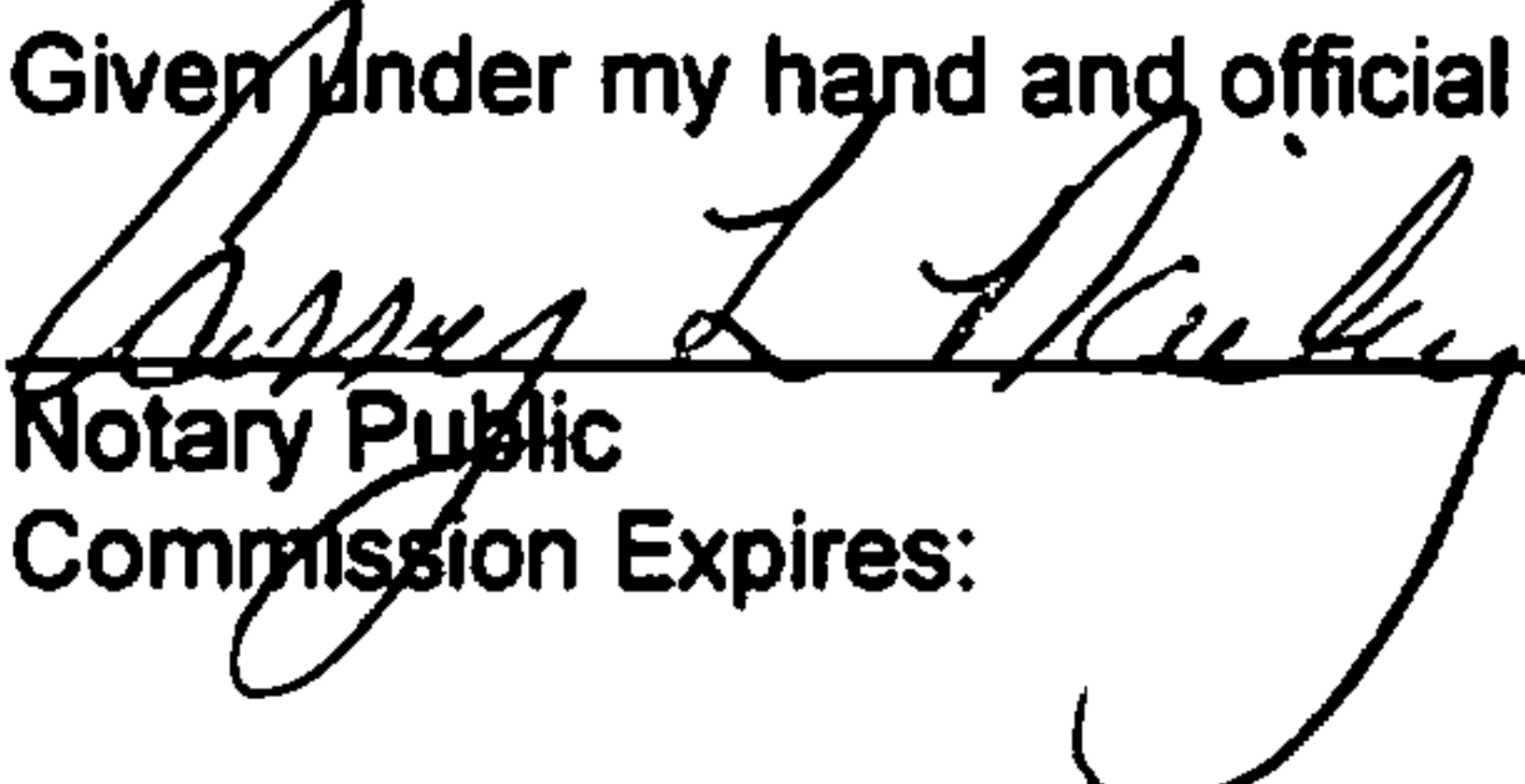
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 14, 2014.

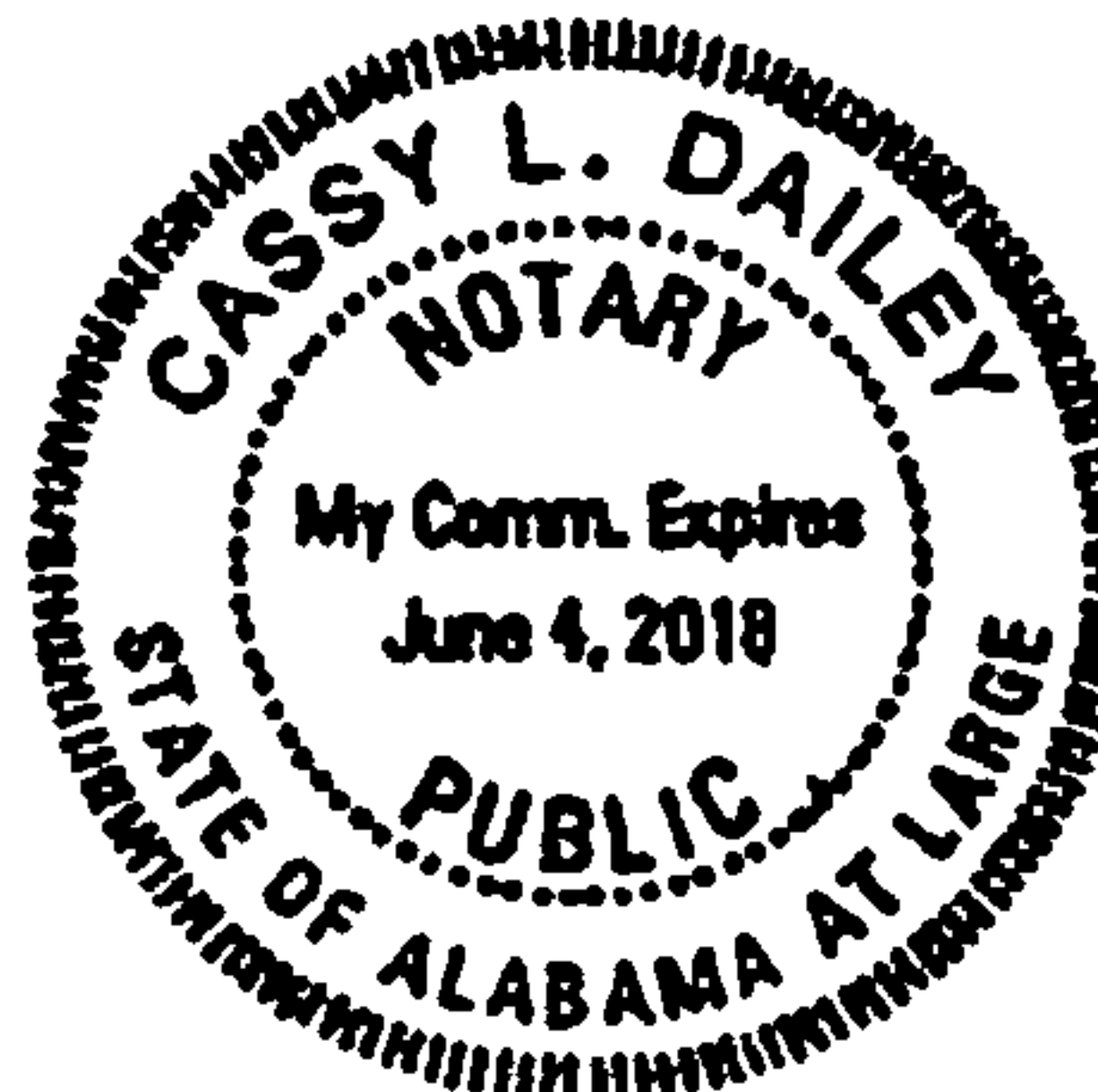
WTD, LLC
BY: 
Delton L. Clayton, Manager

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 LLC.

Given under my hand and official seal on the 14th day of July, 2014.


Notary Public
Commission Expires:



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
Mailing Address Lot 429, Wild Timber
Pelham, AL 35124

Grantee's Name Jacquelyn Gunter
Mailing Address 1634 Crossgate Dr
Vestavia, AL 35216

Property Address Lot 429, Wild Timber
Pelham, AL 35124

Date of Sale July 14, 2014
Total Purchase Price \$39,900.00
or
Actual Value \$
or
Assessor's Market Value \$

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07/29/2014 03:37:50 PM
DEEDS 2/2

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 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 - WTD, LLC, Lot 429, Wild Timber, Pelham, AL 35124.

Grantee's name and mailing address - Jacquelyn Gunter, . .

Property address - Lot 429, Wild Timber, Pelham, AL 35124

Date of Sale - July 14, 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: July 14, 2014

Sign Carry L. Bailey
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/29/2014 03:37:50 PM
\$57.00 CHERRY
20140729000233430

James W. Fuhrmeister