

THIS INSTRUMENT PREPARED BY:
Barron Lakeman
Lakeman, Peagler, Hollett & Alsobrook, LLC
One Chase Corporate Center Suite 400
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Justin Landrum and Kyla Hudson
209 Silver Creek Parkway
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

**CORPORATION STATUTORY WARRANTY DEED
JOINT TENNANTS RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THIRTY SEVEN THOUSAND NINE HUNDRED and 00/100 DOLLARS (\$137,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Home Deals Alabama, LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Justin Landrum and Kyla Hudson, as joint tenants with right of survivorship** (hereinafter referred to as GRANTEES), their heirs, executors, administrators, successors and/or assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 4, according to the Survey of Silver Creek, Sector 1, as recorded in Map Book 26, Page 144, in the Probate Office of Shelby County, Alabama.

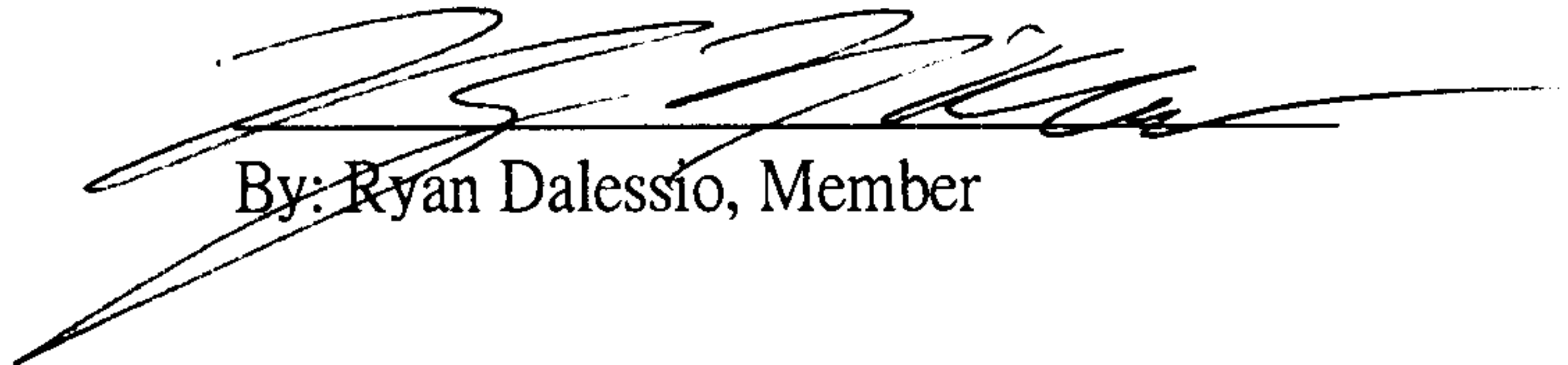
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$135,401.00 of the above recited purchase price was paid from a mortgage loan recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants with right of survivorship, their heirs, executors, administrators, successors and/or assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by its Member who is authorized to execute this conveyance, such member hereto set his signature and seal this the 27 day of May, 2014.

Home Deals Alabama, LLC


By: Ryan Dalessio, Member


I, the undersigned, a Notary Public in and for said County in said State, hereby certify Ryan Dalessio whose name as Member of Home Deals Alabama, LLC, is signed to the foregoing conveyance and who is known to me, acknowledges before me on this day that, being informed of the contents of the conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHERE OF, I have hereunto set my hand and seal this the 27 day of May, 2014


NOTARY PUBLIC

My Commission Expires: 6/12/17




20140731000236820 2/3 \$22.50
Shelby Cnty Judge of Probate, AL
07/31/2014 03:50:43 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Home Deals of Alabama, LLC
Mailing Address 2422 Royal Lane
Pelham, AL 35124

Grantee's Name Justin Landrum
Mailing Address 209 Silver Creek Parkway
Alabaster, AL 35007

Property Address 209 Silver Creek Parkway
Alabaster, AL 35007

Date of Sale 5/27/2014
Total Purchase Price \$ 137,900.00

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
☒ 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,

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 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 § 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 5/27/14

Print

Unattested

Angi Burke
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1