


Send tax notice to:
Chad R. Brantley
Danielle W. Brantley
109 Ashford Lane
Alabaster, AL 35007
NTC1400150
STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

WARRANTY DEED


20140801000238400 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
08/01/2014 02:08:30 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Twenty Three Thousand and 00/100 Dollars (\$123,000.00) in hand paid to the undersigned, WGB, LLC, an Alabama Limited Liability company (hereinafter referred to as "Grantor"), by Chad R. Brantley and Danielle W. Brantley (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Second Addition to Ashford Heights, as recorded in Map Book 17, Page 29, Shelby County, Alabama Records.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$120,772.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


TO HAVE AND TO HOLD unto the Grantees, as joint tenants with right of survivorship, their heirs and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, WGB, LLC by MICHAEL D. GREEN its MEMBER, who is authorized to execute this conveyance, has caused this conveyance to be executed on this the 25th day of July, 2014.

Shelby County, AL 08/01/2014
State of Alabama
Deed Tax: \$2.50

WGB, LLC

By: 
MICHAEL D. GREEN
ITS MEMBER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL D. GREEN, whose name as MEMBER of WGB, LLC, a Limited Liability Company, is signed to the foregoing instrument, and who known to me,

acknowledged before me on this day, that, being informed of the contents of the said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Company on the date the same bears date.

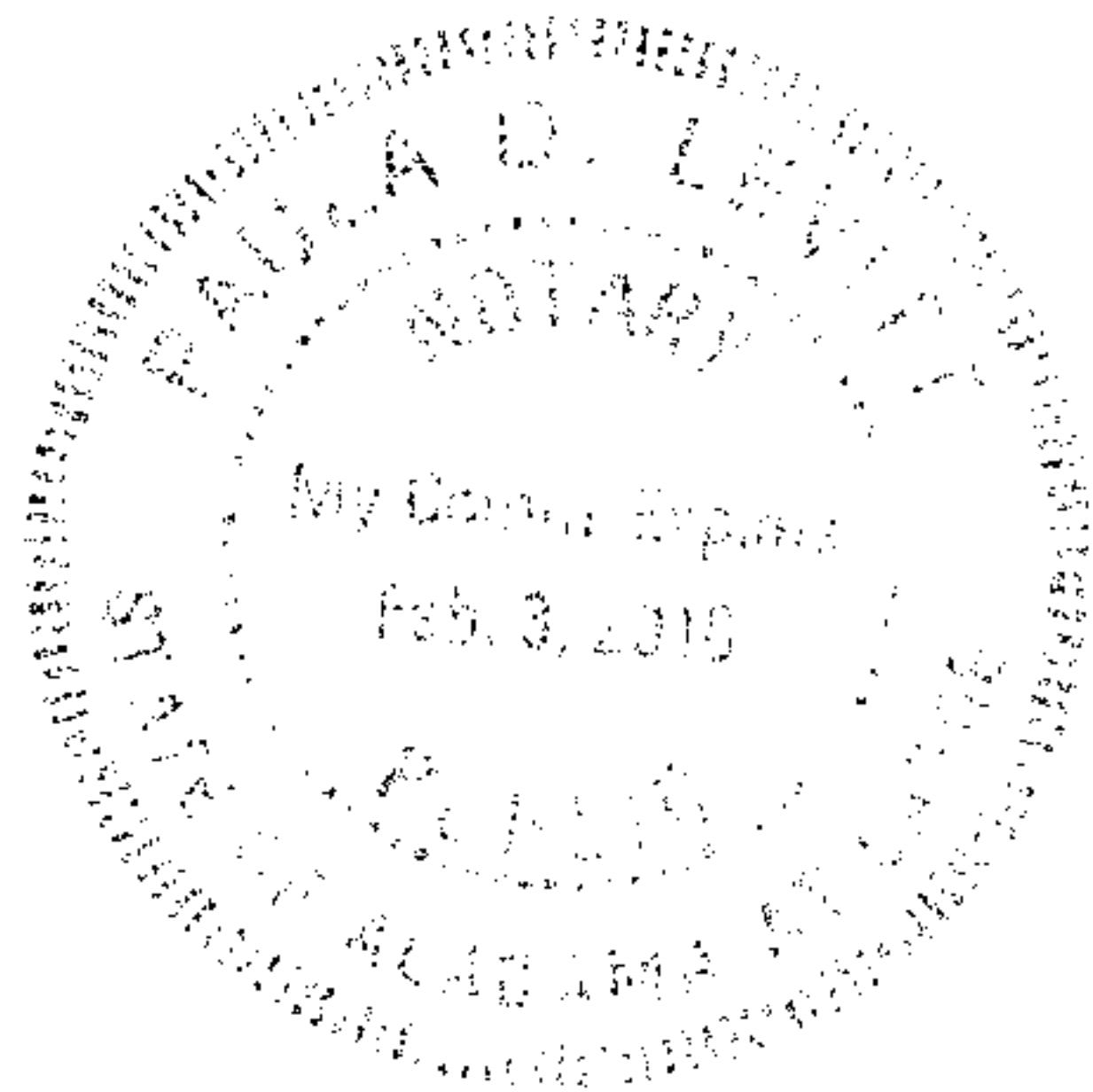
Given under my hand and official seal this the 25th day of July, 2014.



Notary Public

Print Name: Paula D Levitt

Commission Expires: 2-3-16



20140801000238400 2/3 \$22.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name: WGB, LLC
Mailing Address: 2151 Old Rocky Ridge Rd
Birmingham AL 35216

Grantee's Name: Chad R. Brantley and
Danielle W. Brantley
Mailing Address: 109 Ashford Lane
Alabaster, AL 35007

Date of Sale: 7/25/2014
Total Purchase Price \$123,000.00

Property Address: 109 Ashford Lane
Alabaster, AL 35007

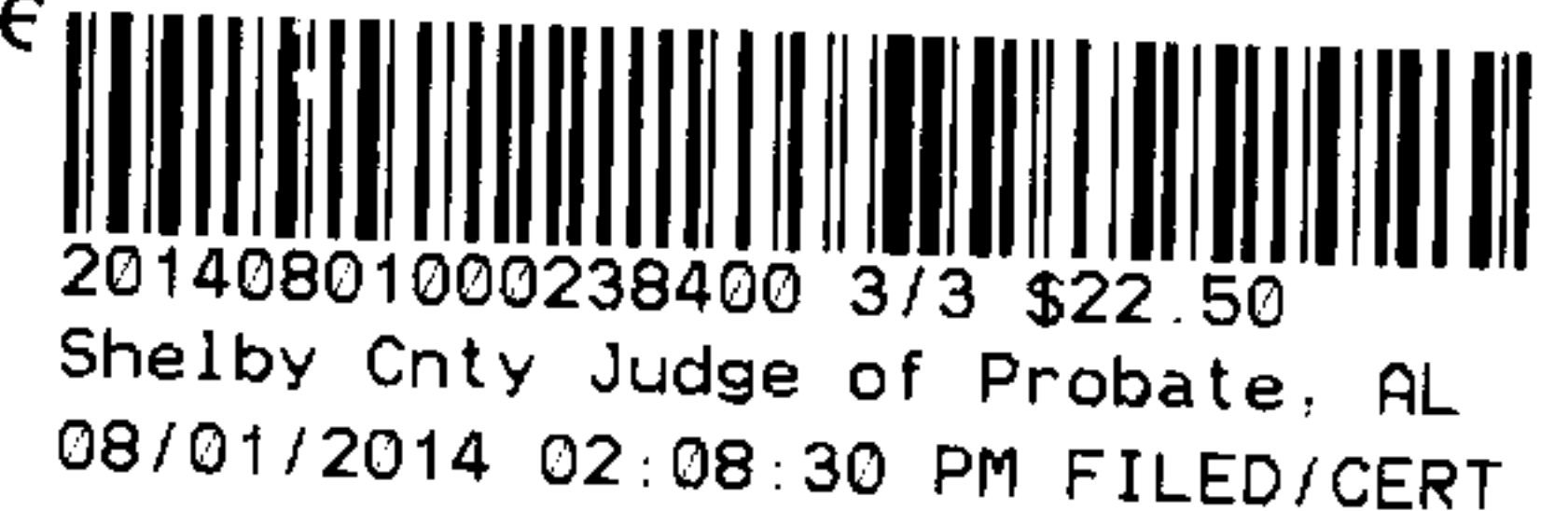
Actual Value: \$ _____

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, 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 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: 7/25/2014

Print: Michelle Pouncey

☐ Unattested

(verified by)

Sign

(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1