

This instrument was prepared by:

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Sprain Law Firm, P.C.
1707 29th Court South

Birmingham, AL 35209

STATE OF ALABAMA)
COUNTY OF SHELBY)

Send Tax Notice To:

Mary Jane Butler
7178 Roper Road
Trussville, AL 35173



20140808000246670 1/2 \$744.50
Shelby Cnty Judge of Probate, AL
08/08/2014 10:54:01 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN and No/100 (\$10.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency of which is acknowledged, I, **Mary Jane Butler**, a single widowed woman (herein referred to as Grantor, whether one or more), does hereby grant, bargain, sell and convey unto **Hunter Property, LLC, an Alabama limited liability company** (herein referred to as Grantee), subject to the matters set forth below, the following described real estate (the "Property"), situated in Shelby County, Alabama to wit:

Part of Lot D in the survey of Walker Lands map of which is recorded in Deed Book 104, Page 94, in the Probate Office of Shelby County, Alabama, and being more particularly described as follows: From the Southwest corner of the Northwest 1/4 of Section 13, Township 20 South, Range 3 West, run thence East along the South line of said 1/4 section a distance of 126.08 feet to the point of beginning of the property hereby conveyed; from the point of beginning thus obtained, turn thence left with an angle of 81 degrees 53 minutes 40 seconds and run Northerly a distance of 275.0 feet; thence turn right an angle of 82 degrees 24 minutes and run a distance of 225.0 feet to the West line of the present U.S. Highway #31; thence right and along the West line of said highway a distance of 275 feet to the South line of said Northwest 1/4; thence westerly 225.0 feet to the point of beginning. Situated in Shelby County, Alabama.

Together with all rights, easements, privileges, reservations, tenements, hereditaments and appurtenances belonging or in any way appertaining thereto.

The Property is not the homestead of Grantor.

This conveyance is made subject to a) *ad valorem* taxes for the current year and subsequent years not yet due and payable; b) covenants, restrictions, reservations, easements, set back lines and rights-of-ways, if any, heretofore imposed of record; and c) mineral rights not owned by Grantor.

TO HAVE AND TO HOLD the Property to said Grantee, its successors and assigns, forever, subject to the matters described above.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed as of the 6th day of August, 2014.

WITNESS:

GRANTOR:

Melba W. Thayer

Mary Jane Butler
Mary Jane Butler

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County and said State, hereby certify that Mary Jane Butler, whose name is signed to the foregoing Warranty Deed and who is known to me acknowledged before me on this day that, being informed of the contents of the Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of August, 2014.

ROBERT H. SPRAIN, JR.
Notary Public - Alabama
Jefferson County
My Commission Expires
June 29, 2017

[Signature]
Notary Public
Name:

My commission expires: _____

Shelby County, AL 08/08/2014
State of Alabama
Deed Tax: \$727.50

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Mary Jane Butler
7178 Upper Road
Trussville, AL
35173

Grantee's Name
Mailing Address

Hunter Property, LLC
7178 Upper Road
Trussville, AL
35173

Property Address

3010 Pelham Pkwy
Pelham, AL

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

727,290.00

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

Tax Assessor

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

8/8/14

Print

Melba Thomas

Sign

Unattested

filed by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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