

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Title & Closings, LLC
2188 Parkway Lake Drive
Hoover, AL 35244


20140808000248940 1/2 \$23.00
Shelby Cnty Judge of Probate, AL
08/08/2014 03:09:50 PM FILED/CERT

SEND TAX NOTICE TO:
Marty D. Myricks
5608 Double Tree Circle
Birmingham, AL 35242

WARRANTY DEED Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of **One Hundred Eighty-Nine Thousand Five Hundred and 00/100 Dollars (\$189,500.00)** and other good and valuable consideration paid in hand by the GRANTEEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

Deep South Partners, LLC

(herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

Marty D. Myricks and Charlene D. Myricks

(herein referred to as GRANTEEES, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Amended Map of Double Tree, as recorded in Map Book 7, Page 109, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to current taxes, easements, conditions, covenants, and restrictions of record.

\$183,815.00 of the consideration was paid from a first mortgage loan executed simultaneously herewith.

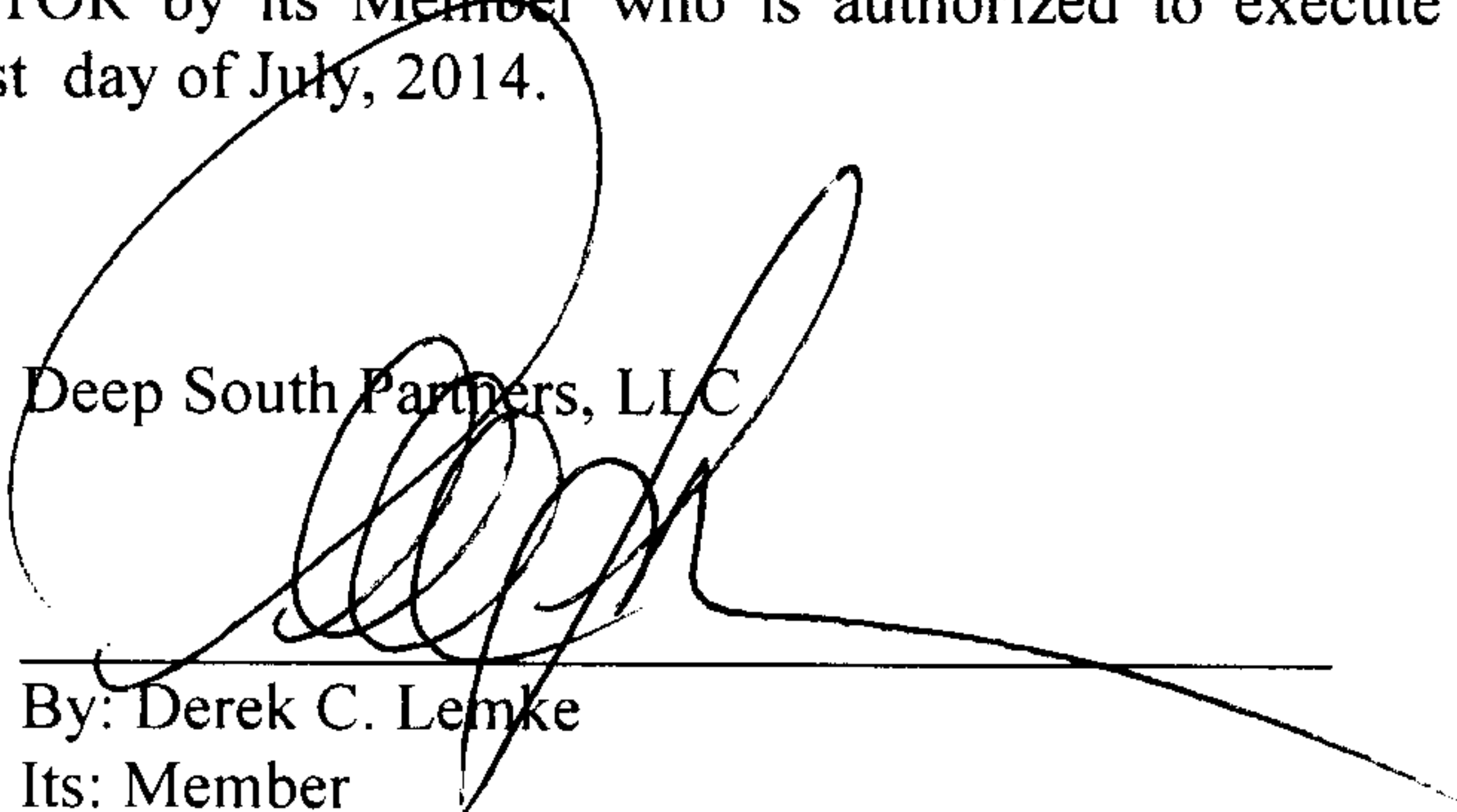
TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, his/her/their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, the said GRANTOR by its Member who is authorized to execute this conveyance, hereto set his signature and seal this the 31st day of July, 2014.

Shelby County, AL 08/08/2014
State of Alabama
Deed Tax: \$6.00

Deep South Partners, LLC

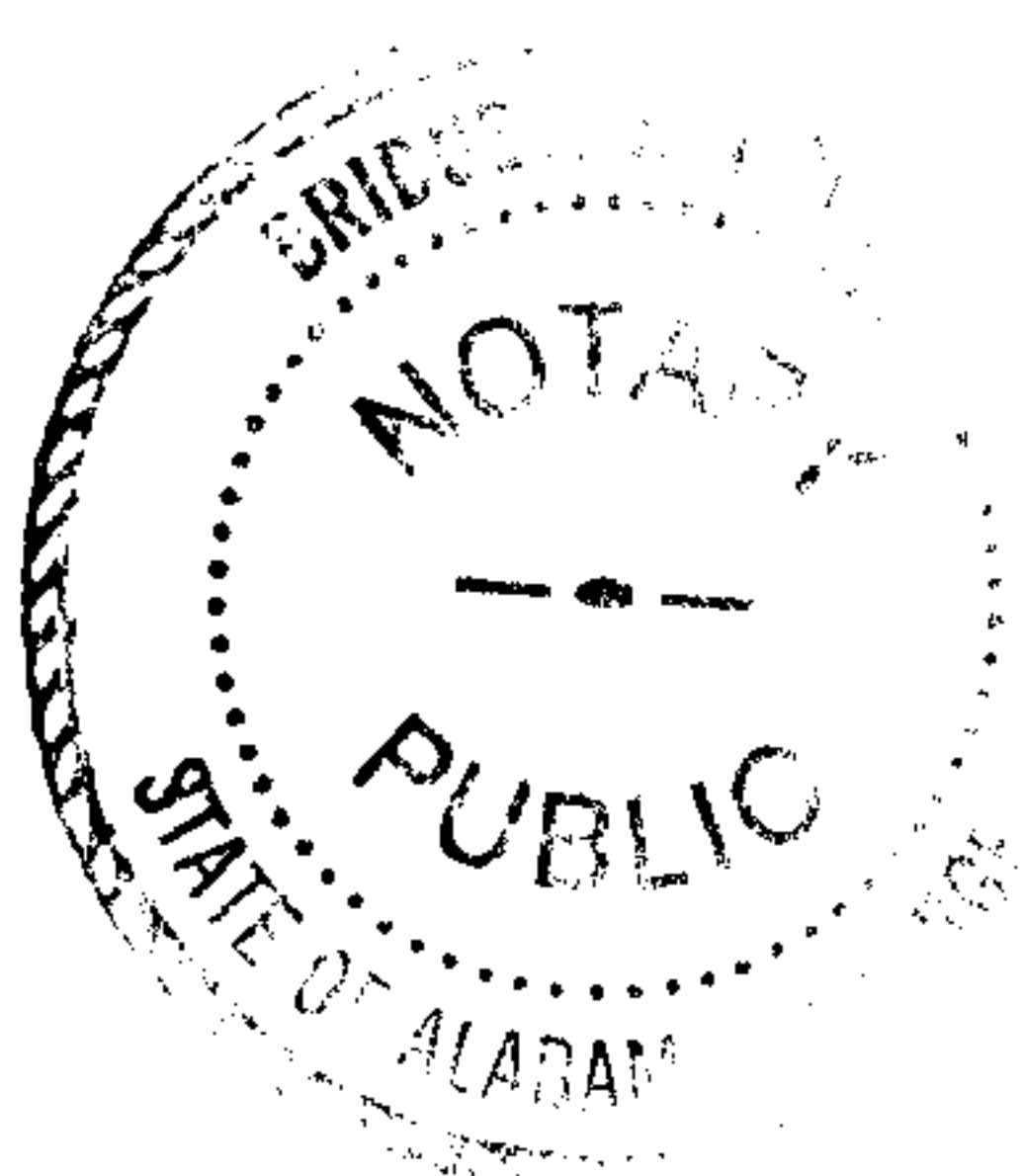
By: 
Its: Member

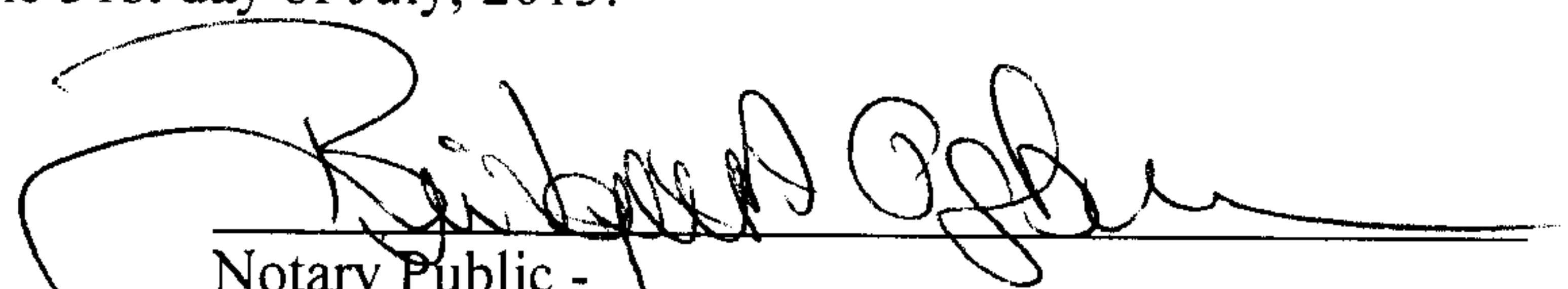
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Derek C. Lemke, whose name as the sole member of Deep South Partners, LLC, a Florida Limited Liability Company, 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, as such Member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 31st day of July, 2013.




Notary Public -
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 10, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

14-0396

Real Estate Sales Validation Form

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

Grantor's Name	Deepsouth Partners, LLC	Grantee's Name	Marty D Myricks and Charlene D Myricks
Mailing Address	270 Doug Baker Blvd, Suite 253 Birmingham, AL 35242	Mailing Address	3 Aspen Cove Apt 201 Birmingham, AL 35209
Property Address	5608 Double Tree Circle Birmingham, AL 35242	Date of Sale	July 31, 2014
		Total Purchase Price	\$189,500.00
		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	☐ 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 - 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	July 31, 2014	Print	Derek D. Myricks
Unattested		Sign	(Grantor/Grantee/Owner/Agent) circle one
	(verified by)		

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