

SEND TAX NOTICE TO:
Edith Piper Renneker Anderson
5198 Cahaba Beach Lane
Birmingham, AL 35243

This instrument was prepared by
A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242


20140918000293680 1/2 \$118.00
Shelby Cnty Judge of Probate, AL
09/18/2014 01:46:26 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Edward T. Anderson** and spouse, **Edith Piper Renneker Anderson** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Dee's Land, L.L.C.**, an Alabama limited liability company, (herein referred to as grantee, whether one or more), an undivided 1/6th interest in the following described real estate, situated in Shelby County, Alabama, to wit:

South one half of southwest one quarter Section 13, Township 20, Range 2 West, North ½ of NW ¼ Section 24, Township 20, Range 2 West except 8 acres described as follows:

Commencing at the southwest corner of Northeast quarter of Northwest quarter of said Section 24 and runs thence north along the east boundary of said quarter-quarter section 142 yards to creek, then up said creek in a westerly direction 208 yards to an old ford, thence south to south boundary said quarter-quarter section, thence east along the south boundary of said quarter-quarter section to beginning point. Also the northeast quarter of northeast quarter of Section 23, Township 20, Range 2 West, being located in Shelby County, Alabama. Mineral and mining rights excepted.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

This is not the homestead of the Grantor. NO TITLE OPINION GIVEN.

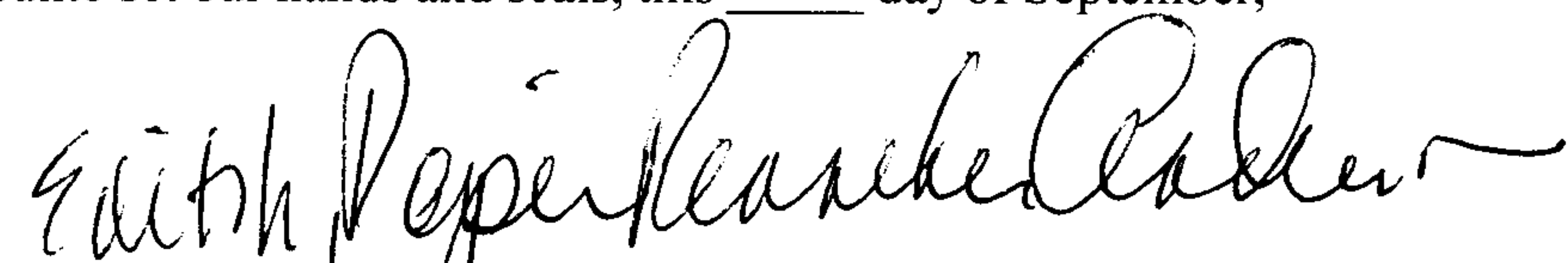
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 16th day of September, 2014.



Edward T. Anderson



Edith Piper Renneker Anderson

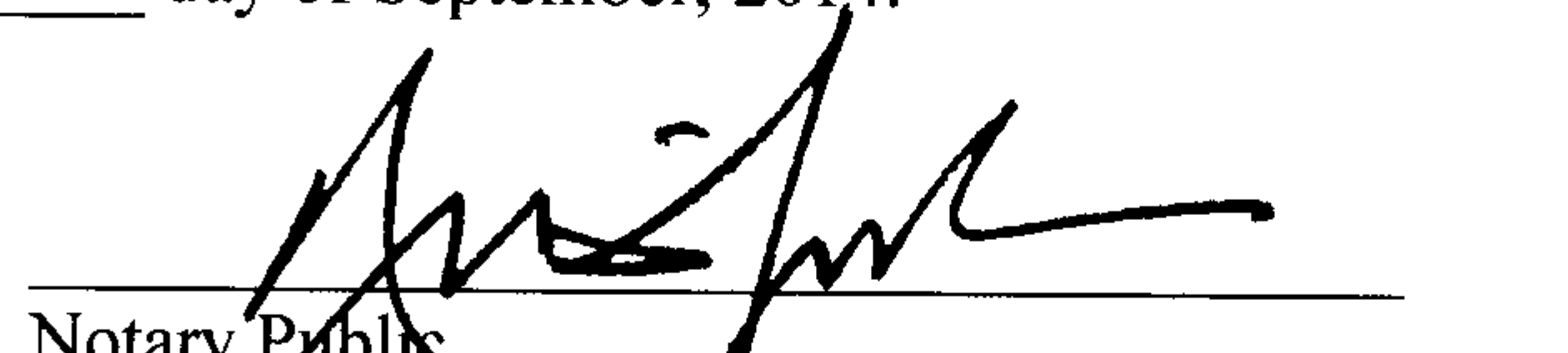
STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 09/18/2014
State of Alabama
Deed Tax: \$101.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward T. Anderson and Edith Piper Renneker Anderson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of September, 2014.



Notary Public
Print Name: A. Eric Johnston
My Commission Expires: 2.3.16

Real Estate Sales Validation Form

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

Edward T. Anderson and spouse,

Grantor's Name Edith Piper Renneker Anderson
Mailing Address 5198 Cahaba Beach Lane
Birmingham, AL 35243

Grantee's Name Dee's Land, L.L.C.
Mailing Address 5198 Cahaba Beach Lane
Birmingham, AL 35243

Property Address Cahaba Beach Road
Birmingham, AL 35243

Date of Sale 9.16.14
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 101,000

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's Notice

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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 9.16.14

Print A. Eric Johnston

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20140918000293680 2/2 \$118.00
Shelby Cnty Judge of Probate, AL
09/18/2014 01:46:26 PM FILED/CERT