

20140930000306350
09/30/2014 03:21:19 PM
DEEDS 1/5

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT TASHIA FLEMING, an unmarried woman, and MYRON FLEMING, an unmarried man, (together herein, "Grantors"), whose address is 232 Meriweather Lane, Calera, AL 35040, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to MYRON FLEMING, an unmarried man (herein, "Grantee"), whose address is 232 Meriweather Lane, Calera, AL 35040, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 232 Meriweather Lane, Calera, AL 35040

SOURCE OF TITLE: Fidelity National Title Insurance Company

PROPERTY ID: 28 4 20 1 001 016.047

REAL PROPERTY TAX: \$ N/A due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns, FOREVER.

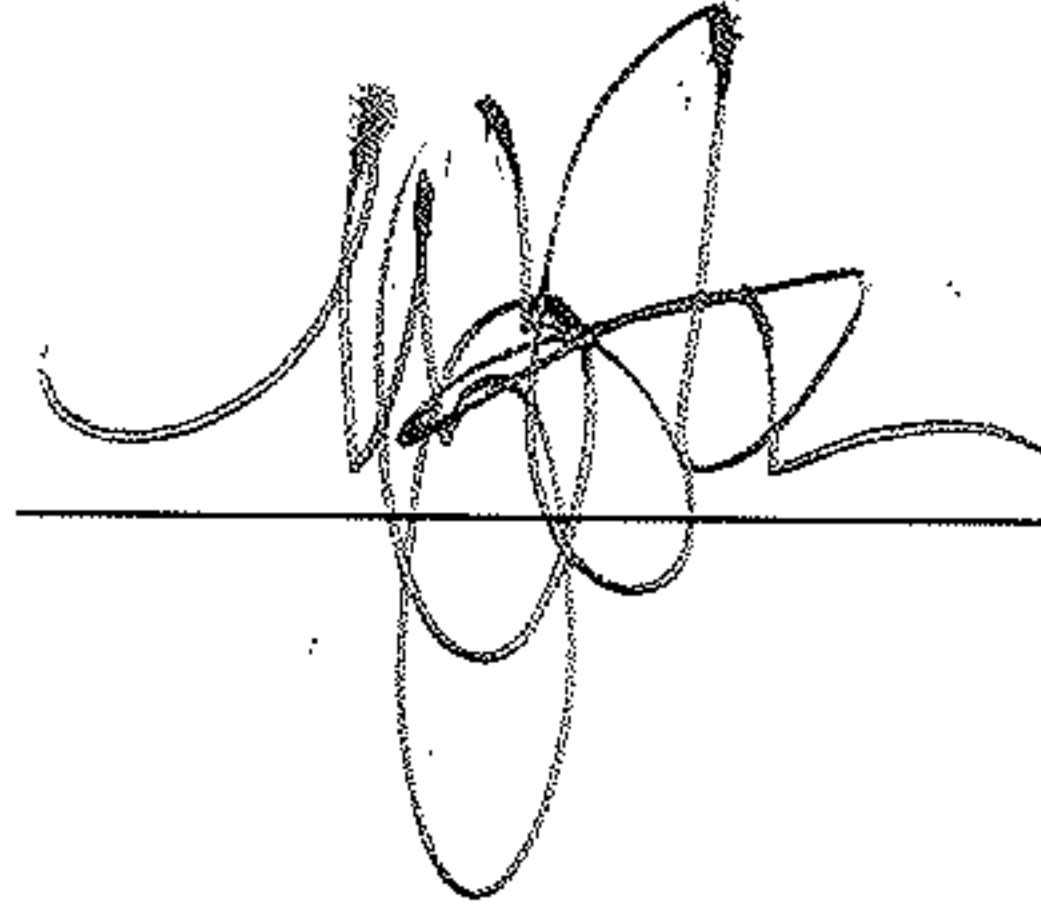
THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantors, for Grantors and Grantors' heirs and personal representatives, hereby covenant with the said Grantee and Grantee's heirs and assigns, that Grantors are seized of an indefeasible estate in fee simple in and to said property; that Grantors have a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantors are in the quiet and peaceable possession of said property; and that Grantors do hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 12 day of September, 2014.

GRANTOR:



(SEAL)

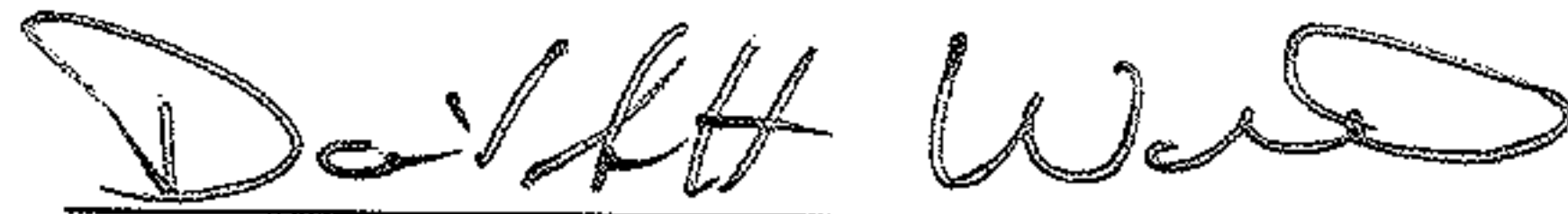
Myron Fleming

STATE OF Alabama
COUNTY OF Jefferson

I, David Scott Watson, the undersigned Notary Public in and for said State and County, hereby certify that Myron Fleming, an unmarried man, whose name 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of September, 2014.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC

My commission expires: July 16, 2018



This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to:

ANTHONY VEGA
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

The Grantee's address is:

MYRON FLEMING
232 MERIWEATHER LANE
CALERA, AL 35040

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GRANTOR:

Tashia Fleming (SEAL)
Tashia Fleming

STATE OF Alabama
COUNTY OF Jefferson

I, David Scott Watson, the undersigned Notary Public in and for said State and County, hereby certify that Tashia Fleming, an unmarried woman, whose name 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of September, 2014.

[Affix Notary Seal]

David Scott Watson

SIGNATURE OF NOTARY PUBLIC

My commission expires: July 16, 2018

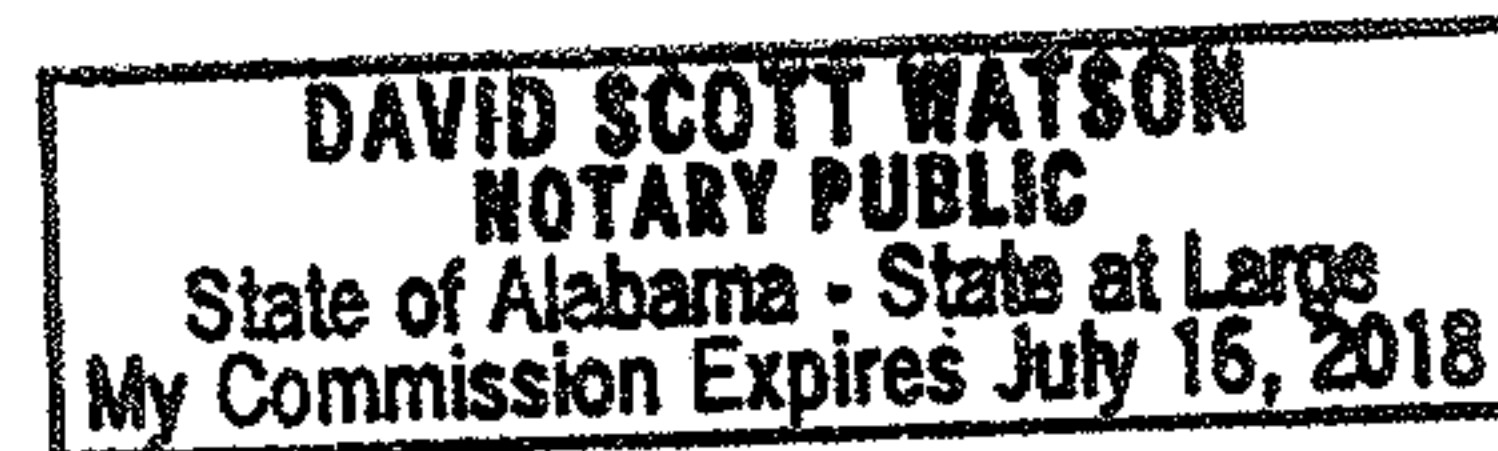


EXHIBIT A

[Legal Description]

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:
LOT 49, ACCORDING TO THE SURVEY OF MERIWEATHER, SECTOR 2, AS RECORDED IN MAP BOOK 25,
PAGE 94, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO TASHIA FLEMING AND MYRON FLEMING BY DEED
FROM GREGORY P. BARNETT AND ERIN W. BARNETT, HUSBAND AND WIFE RECORDED 06/14/2006 IN
DEED 20060614000282990, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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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 Tashia Fleming & Myron Fleming
Mailing Address 232 Meriweather Lane
Calera, AL 35040

Grantee's Name Myron Fleming
Mailing Address 232 Meriweather Lane
Calera, AL 35040

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Property Address 232 Meriweather Lane
Calera, AL 35040

Date of Sale 9/12/14

Total Purchase Price \$ 0.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ 115,500.00



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/30/2014 03:21:19 PM
\$32.50 CHARITY
20140930000306350

[Signature]

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 WARRANTY DEED ASSESSOR'S MARKET VALUE

☐ 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 9-12-2014

Print Myron Fleming

Unattested

[Signature]

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1