


This instrument was prepared by:  
Jason E. Spinks  
3360 Davey Allison Blvd  
Hueytown, AL 35023

Send Tax Notice to: Western REI, llc  
3360 Davey Allison Blvd  
Hueytown, AL 35023

**WARRANTY DEED**

  
20150212000046590 1/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
02/12/2015 04:01:09 PM FILED/CERT

STATE OF ALABAMA

KNOWN ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Five Thousand Dollars (\$5,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Trophy Development, an Alabama Limited Liability Company, (herein referred to as Grantor), does by these presents, grant, bargain, sell, and convey unto Western REI, llc, an Alabama Limited Liability Company, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, more particularly described on Exhibit "A" attached hereto.

TO HAVE AND TO HOLD to the said Grantee forever.

Given under Grantor's hand and seal, this 16<sup>th</sup> day of April, 2014.

Subject to:

1. All items of record
2. Advalorem taxes for the current year which Grantee herein assume and agree to pay;
3. Restrictions appearing of record in Record Map;

Note: This property does not constitute the homestead of the grantor.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 16<sup>th</sup> day of April, 2014.

GRANTOR:

TROPHY DEVELOPMENT, llc

By: 


Jason E. Spinks, its Managing Member

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason E. Spinks, personally appeared before me and provided satisfactory evidence to be the person whose name is subscribed within the instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing paragraph is true and correct.

Given under my hand and official seal, this the 16<sup>th</sup> day of April, 2014.

  
NOTARY PUBLIC

My Commission expires

AFFIX SEAL

**MY COMMISSION EXPIRES  
JUNE 15, 2015**

Shelby County, AL 02/12/2015  
State of Alabama  
Deed Tax: \$5.00

- A "



20150212000046590 2/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
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**A parcel of land located in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:**

**Commence at the NE corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence run West along the Section line a distance of 210.78 feet; thence turn left  $88^{\circ} 59'$  a distance of 125 feet to the point of beginning; said point being on the Westerly side of Shelby County Highway #17 and also being the SE corner of the Alex Wilson property; thence continue along said Highway a distance of 254.05 feet; thence turn right  $87^{\circ} 22' 13''$  a distance of 266.30 feet; thence turn right  $92^{\circ} 19' 23''$  a distance of 253.99 feet to the South line of said Wilson property; thence turn right  $87^{\circ} 40' 37''$  a distance of 267.66 feet to the point of beginning.**



# Real Estate Sales Validation Form

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

Grantor's Name Trophy Development, LLC  
Mailing Address 1205 Ashville Rd  
#200  
Montevallo

Grantee's Name Western REI  
Mailing Address 3360 Darcy Allison Blvd  
Huntsville, AL  
35893

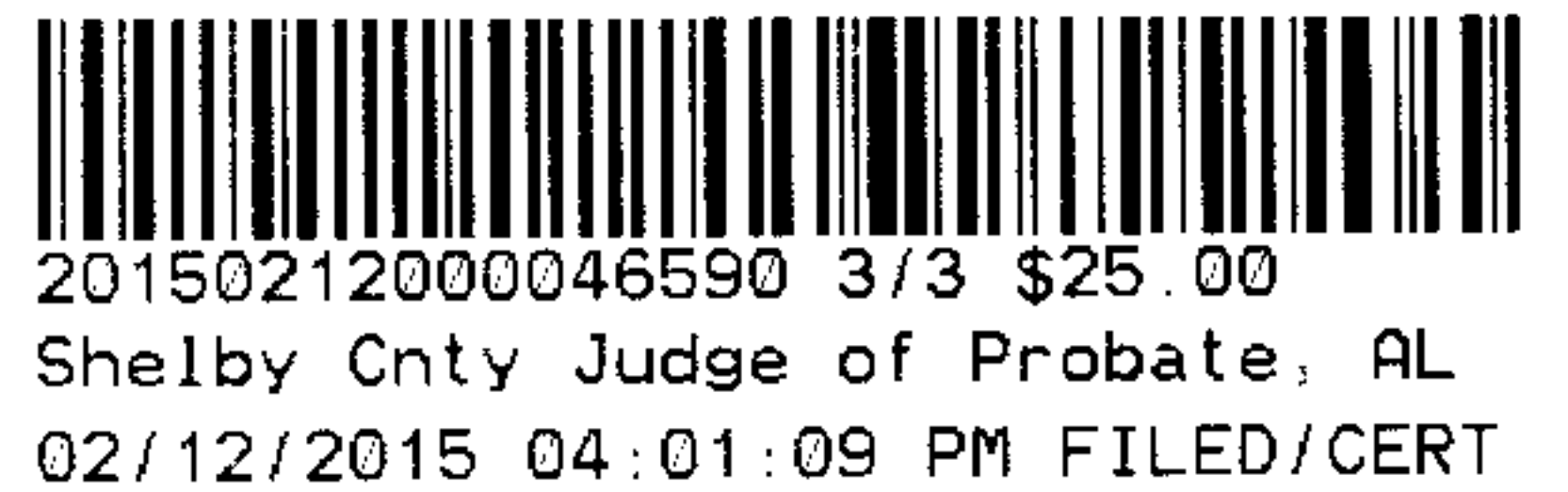
Property Address N/A

Date of Sale 4/16/2014  
Total Purchase Price \$ 5,000  
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  
☐ 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 2/10/15

☐ Unattested

Print

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1