

Send Tax Notice:
Matthew S. Deason &
Kelsey A. Deason
268 Nottingham Drive
Calera, AL 35040

This Instrument Prepared By:
Stewart & Associates, P. C.
3595 Grandview Parkway Ste 645
Birmingham, AL 35243
PEL500048



20150305000068710 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
03/05/2015 11:38:34 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that inconsideration of the sum of **One Hundred Forty Two Thousand Five Hundred and 00/100 Dollars (\$142,500.00)** and other good and valuable consideration in hand paid to the undersigned, **Shelby Resources, Inc.** (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto **Matthew S. Deason and Kelsey A. Deason (hereinafter "Grantees")**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, State of Alabama, to wit:

See attached Exhibit "A" for complete legal description being conveyed by this instrument.

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, easements, conditions, covenants and restrictions of record.

\$139,918.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A FIRST MORTGAGE LOAN.

\$4275.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A SECOND MORTGAGE LOAN

TO HAVE AND TO HOLD unto the Grantees as joint tenants, with right of survivorship, and unto their heirs executors, administrators and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

WITNESS my hand and seal this 27th day of February, 2015.

Shelby Resources, Inc.

By Michael D. Phillips
Its: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that MICHAEL D. PHILLIPS as PRESIDENT for SHELBY RESOURCES, INC. a(n) Alabama Corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such officer and full authority executed the same voluntarily for and as the act of said corporation on the same bears date..

GIVEN under my hand and seal this the 27TH day of February, 2015.



Notary Public
My Commission Expires:

3/25, 2017.

EXHIBIT "A"

Lot 57, according to the Final Plat of Nottingham, Phase 2, as recorded in Map Book 31, Page 62, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



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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 SHELBY RESOURCES, INC
Mailing Address PO BOX 419
PELHAM, AL 35124

Grantee's Name MATTHEW & KELSEY DEASON
Mailing Address 268 NOTTINGHAM DRIVE
CALERA, AL 35040

Property Address 268 NOTTINGHAM DRIVE
CALERA, AL 35040

Date of Sale 2/27/15
Total Purchase Price \$ 142,500

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 2/27/15

Print DAVID W. LEWIS

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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