20150320000088580 03/20/2015 03:38:01 PM DEEDS 1/2

### STATUTORY WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Joseph Property Development, LLC
1236 Blue Ridge Blvd.
Hoover, AL 35226

## STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That for and in consideration of Forty five thousand and no/100 (\$45,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, Shelby 39, LLC (herein referred to as grantor, whether one or more), does hereby grant, bargain, sell and convey unto Joseph Property Development, LLC (herein referred to as grantee, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Survey of Highland Ridge Subdivision, as recorded in Map Book 39, Page 10, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever, together with every contingent remainder and right of reversion.

In Witness Whereof, the said grantor Shelby 39, LLC, by Eddie J. Williams, its member, who is authorized to execute this conveyance, has hereunto set my hand and seal this 16<sup>th</sup> day of March, 2015.

Shelby 39, LLC
By: Eddie J. Williams

Its: Member

# STATE OF ALABAMA COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Eddie J. Williams, whose name as Member of Shelby 39, LLC 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 this conveyance, he, as such officer and with full authority executed the same voluntarily for and as act of said limited liability company.

Given under my hand and official seal this 16th day of March, 2015.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
Cotober 21, 2018

Notary Public

My Commission Expires: 10-21-2018

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## Real Estate Sales Validation Form

This	Document must be filed in acco	ordance with Code of Alabama 19	75, Section 40-22-1
Grantor's Name	Shelby 39, LLC	Grantee's Name <sub>Jos</sub>	
Mailing Address	1236 Blue Ridge Blvd.	Mailing Address	1236 Blue Ridge Blvd.
	Hoover, AL 35226		Hoover, AL 35226
Property Address	401 N. Highland Ridge Lane	Date of Sale	○ (A ○ (A ™
	Chelsea AL 35043	Total Purchase Price	3/16/15 \$ 45,000,00
		or	Ψ 40,000.00
		Actual Value	\$
		or	
		Assessor's Market Value	\$
The purchase price evidence: (check compared bill of Sale Sale Sales Contract Contra	ne) (Recordation of docum	this form can be verified in the entary evidence is not required.  Appraisal Other	ed)
If the conveyance above, the filing of	document presented for reco this form is not required.	ordation contains all of the red	quired information referenced
to property and the	d mailing address - provide the ir current mailing address.	Instructions the name of the person or pe	
Grantee's name ar to property is being	nd mailing address - provide conveyed.	the name of the person or pe	ersons to whom interest
Property address -	the physical address of the	property being conveyed, if a	vailable.
Date of Sale - the	date on which interest to the	property was conveyed.	
Total purchase pride being conveyed by	e - the total amount paid for the instrument offered for re	the purchase of the property ecord.	, both real and personal,
conveyed by the in	property is not being sold, to strument offered for record. or the assessor's current ma	This may be evidenced by ar	both real and personal, being a appraisal conducted by a
excluding current uresponsibility of val	se valuation, of the property		
accurate. I further i		atements claimed on this form	nd in this document is true and may result in the imposition
Date 3/16/15		Print Kelly B. Furgerson	
Unattested		Sign \//\/\/\/\/\/\/\/\/\/\/\/\/\/\/\/\/\/\	go <sup>i</sup>
	(verified by)		e/Owner/Agent) øircle one
			Form RT-1

Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, **County Clerk** Shelby County, AL 03/20/2015 03:38:01 PM **\$62.00 JESSICA** 

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