

NTC1500092

Send tax notice to:

John M. Joinson  
Karen L. Joinson  
132 Aviators View Drive  
Calera, AL 35040

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA  
COUNTY OF SHELBY



20150408000113430 1/3 \$47.00  
Shelby Cnty Judge of Probate, AL  
04/08/2015 03:30:01 PM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thirty Five Thousand and 00/100 Dollars (\$135,000.00) in hand paid to the undersigned, **Star Properties, LLC, an Alabama Limited Liability Company** (hereinafter referred to as "Grantor") by **John M. Joinson and Karen L. Joinson** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 56, according to the plat of Chesapeake Subdivision, as recorded in Map Book 37, Page 123, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

\$108,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

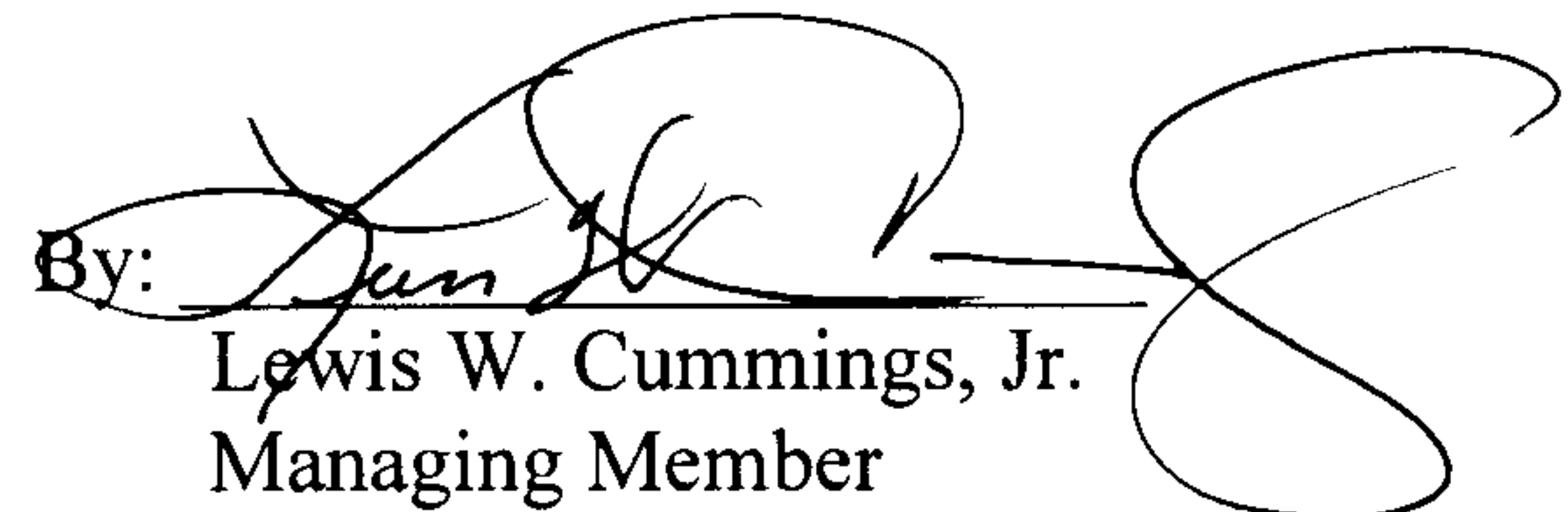
TO HAVE AND TO HOLD unto the Grantees, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

Shelby County, AL 04/08/2015  
State of Alabama  
Deed Tax: \$27.00

IN WITNESS WHEREOF, Grantor, Star Properties, LLC, an Alabama Limited Liability Company, by Lewis W. Cummings, Jr., its Managing Member, who is authorized to execute this conveyance, has hereunto set his signature and seal on April 6, 2015.

Star Properties, LLC  
An Alabama Limited Liability Company

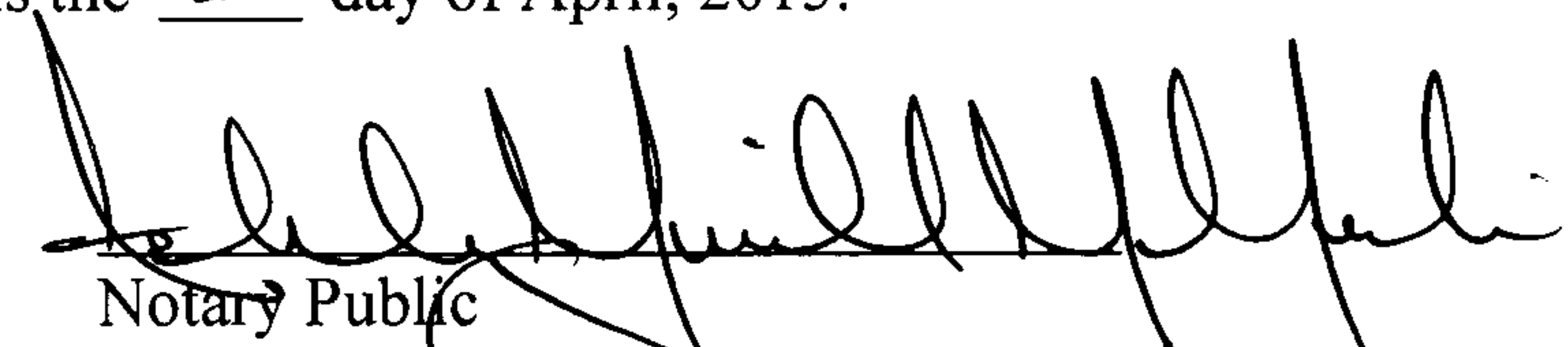
By:   
Lewis W. Cummings, Jr.  
Managing Member

STATE OF ALABAMA  
COUNTY OF JEFFERSON


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lewis W. Cummings, Jr., whose name as its Managing Member of Star Properties, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 6 day of April, 2015.

(NOTARIAL SEAL)

  
Notary Public  
Print Name:  
Commission Expires:



  
20150408000113430 2/3 \$47.00  
Shelby Cnty Judge of Probate, AL  
04/08/2015 03:30:01 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name: Star Properties LLC  
Mailing Address: 2120 16<sup>th</sup> Ave South, Ste 300  
Birmingham, AL  
35205

Grantee's Name: John M. Joinson and Karen L. Joinson  
Mailing Address: 132 Aviators View Dr  
Calera, AL  
35040



20150408000113430 3/3 \$47.00  
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Property Address: 132 Aviators View Dr  
Calera, AL 35040

County: Shelby

Date of Sale: 4/6/2015  
Total Purchase Price: \$135,000.00  
or  
Actual Value: \$ n/a  
or  
Assessor's Market Value: \$ n/a

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)

- |   |                                       |
|---|---------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal    |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> other: _____ |
| <input checked="" type="checkbox"/> 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: 4/6/2015

Print: Michelle Pouncey

☐ Unattested \_\_\_\_\_  
(verified by)

Sign Michelle Pouncey  
( Grantor / Grantee / Owner / Agent ) Circle One