

This Instrument was Prepared by:

Send Tax Notice To: Western REI, LLC

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-15-22163

AL

3360 Davey Allison Blvd  
Hueytown, AL 35023

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **JUKKA PALONEN and KATRI PALONEN**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Western REI, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit;

Lot 47, according to the Survey of Navajo Pines, as recorded in Map Book 5, Page 108, in the Office of the Judge of Probate of Shelby County, Alabama.

**Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the <sup>14th</sup> ~~12th~~ day of May, 2015.

  
JUKKA PALONEN

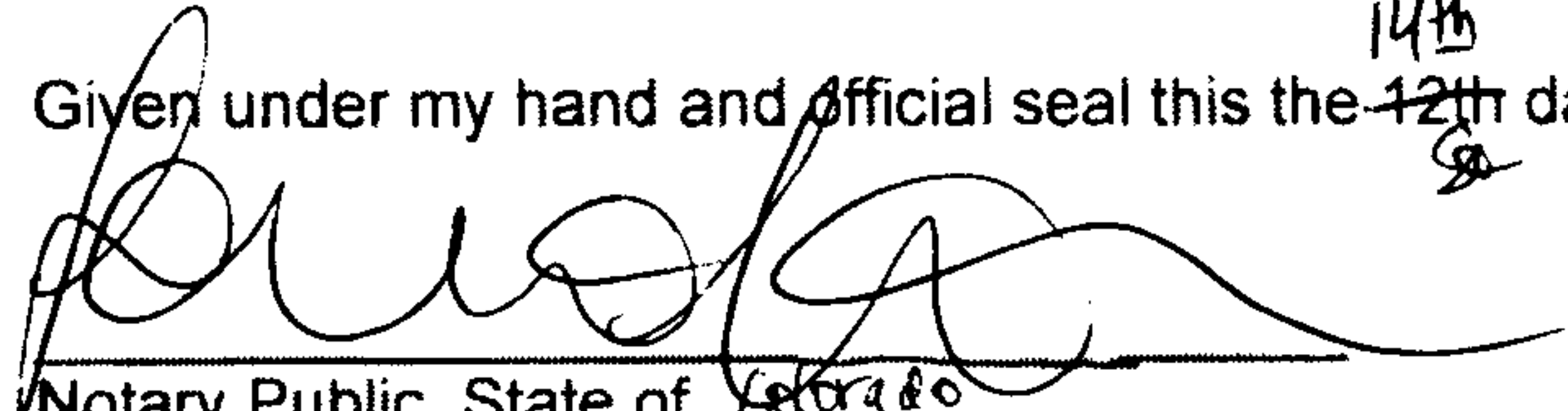
  
KATRI PALONEN

State of Colorado

County of El Paso

I, Samantha Haskins, a Notary Public in and for the said County in said State, hereby certify that JUKKA PALONEN and KATRI PALONEN, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the <sup>14th</sup> ~~12th~~ day of May, 2015.

  
Notary Public, State of Colorado

My Commission Expires: March 10th 2018

SAMANTHA HASKINS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20144010911  
MY COMMISSION EXPIRES MARCH 10, 2018

Shelby County, AL 05/20/2015  
State of Alabama  
Deed Tax: \$75.00

  
20150520000167410 1/2 \$92.00  
Shelby Cnty Judge of Probate, AL  
05/20/2015 12:00:09 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 JUKKA PALONEN  
KATRI PALONEN  
Mailing Address 1713 Arrowhead Dr  
Alabaster AL 35007  
Property Address 1713 Arrowhead Drive  
Alabaster, AL 35007

Grantee's Name Western REI, LLC  
Mailing Address 3360 Davey Allison Blvd  
Huntsville AL 35893  
Date of Sale May 12, 2015  
Total Purchase Price \$75,000.00  
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  
xx 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 of 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 May 13, 2015

Print Jukka Palonen

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20150520000167410 2/2 \$92.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1