

SPECIAL WARRANTY DEED

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

Send tax notice to:
Alex W. Coleman
2106 Timberline Drive
Calera, AL 35040

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That for and in consideration of **One hundred fifty thousand and no/100 (\$150,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **Spartan Value Investors, LLC** (herein referred to as grantor, whether one or more), does hereby grant, bargain, sell and convey unto **Alex W. Coleman** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 109, according to the Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C and D, 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.

\$147,283.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

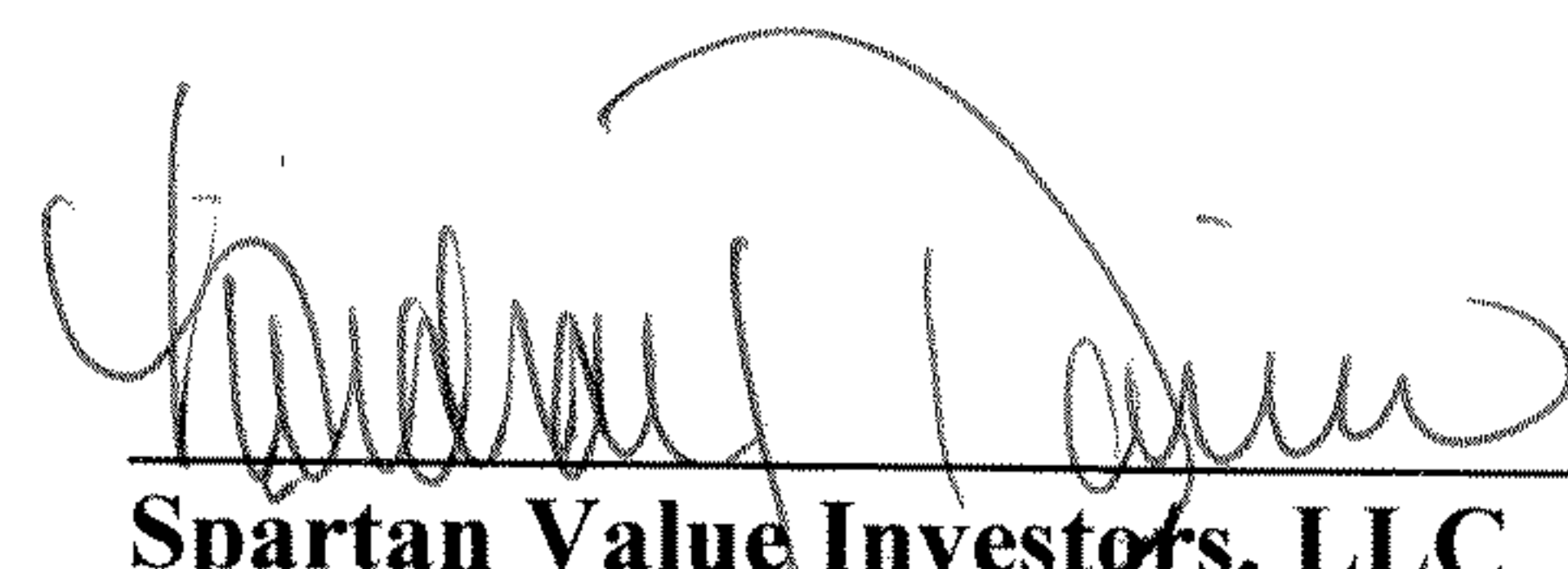
This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

Spartan Value Investors and Spartan Value Investors, LLC are one and the same entity.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

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 Spartan Value Investors, LLC, by Lindsay Davis, its Authorized Agent, who is authorized to execute this conveyance, has hereunto set his hand and seal this 19th day of May, 2015.



Spartan Value Investors, LLC
By: Lindsay Davis
Its: Authorized Agent

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Lindsay Davis, whose name as Authorized Agent of Spartan Value Investors, LLC, a limited liability company, 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, she, as such agent 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 19th day of May, 2015.

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



Notary Public
My Commission Expires:10-21-2018

Real Estate Sales Validation Form

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

Grantor's Name	Spartan Value Investors, LLC	Grantee's Name	Alex W. Coleman
Mailing Address	1110 - 23rd St. S. Birmingham, AL 35205	Mailing Address	2106 Timberline Drive Calera, AL 35040
Property Address	2106 Timberline Drive Calera, AL 35040	Date of Sale	5/19/15
		Total Purchase Price	\$150,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" 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.

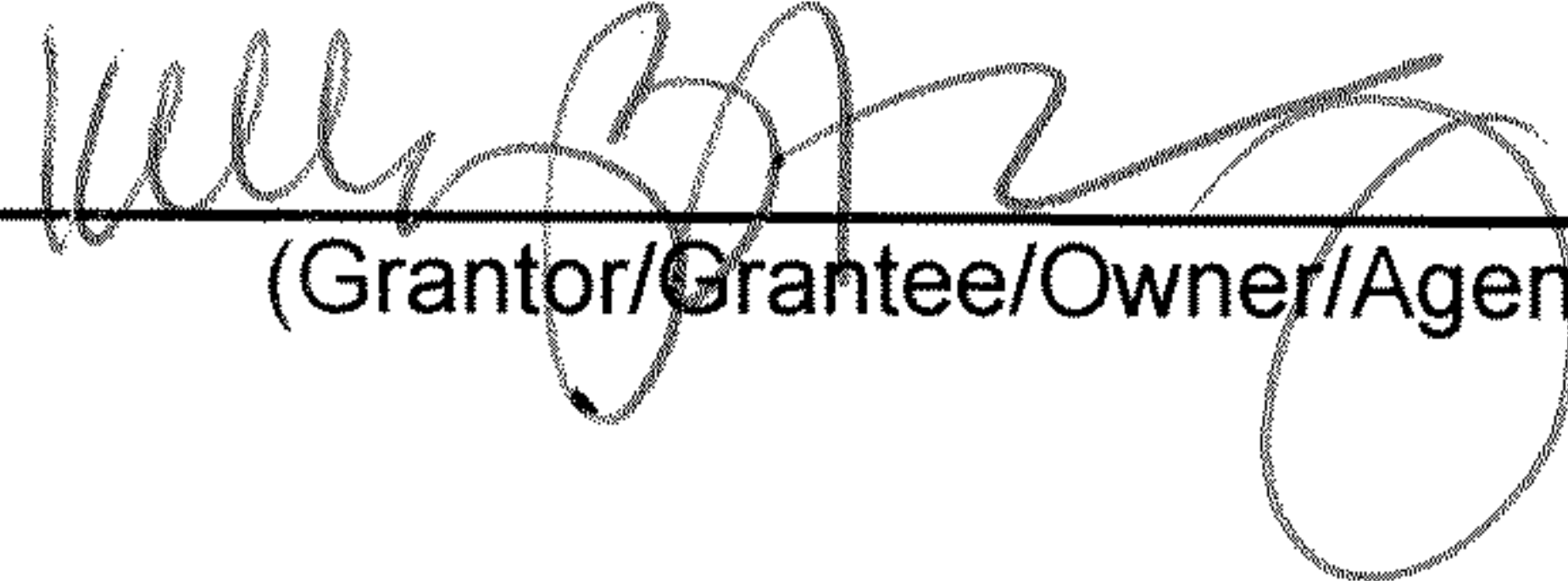
Date of Sale - the date on which interest to the property was conveyed.

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.

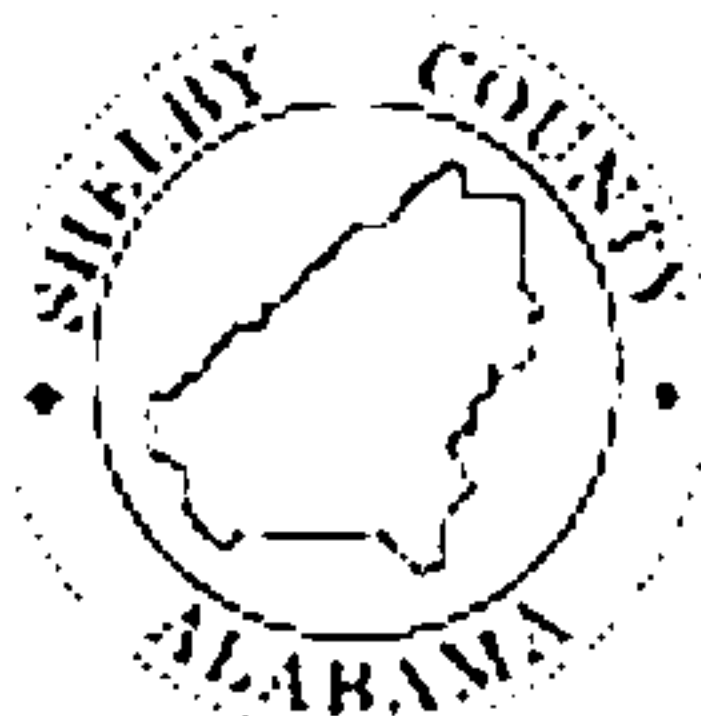
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	5/19/15	Print	Kelly B. Furgerson
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/08/2015 09:38:02 AM
\$20.00 DEBBIE
20150608000188180

