

NTC1500273

Send tax notice to:
Mark L. Wilbanks
Sarah-Katherine O. Wilbanks
1804 Trailridge Drive
Pelham, AL 35124

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

State of Alabama
County of Shelby


20150803000266210 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
08/03/2015 02:46:27 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Ninety Nine Thousand Nine Hundred and 00/100 Dollars (\$199,900.00) in hand paid to the undersigned, **Mountain Prime, LLC, a Utah Limited Liability Company** (hereinafter referred to as "Grantor") by **Mark L. Wilbanks and Sarah-Katherine O. Wilbanks** (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, Block 4, according to the Survey of Indian Hills, 2nd Sector, as recorded in Map Book 4, Page 91, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

\$189,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, 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 08/03/2015
State of Alabama
Deed Tax: \$11.00

IN WITNESS WHEREOF, Grantor, Mountain Prime, LLC, a Utah Limited Liability Company, by Kelly Heitz, its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 28 day of July, 2015.

MOUNTAIN PRIME, LLC,
A Utah Limited Liability Company

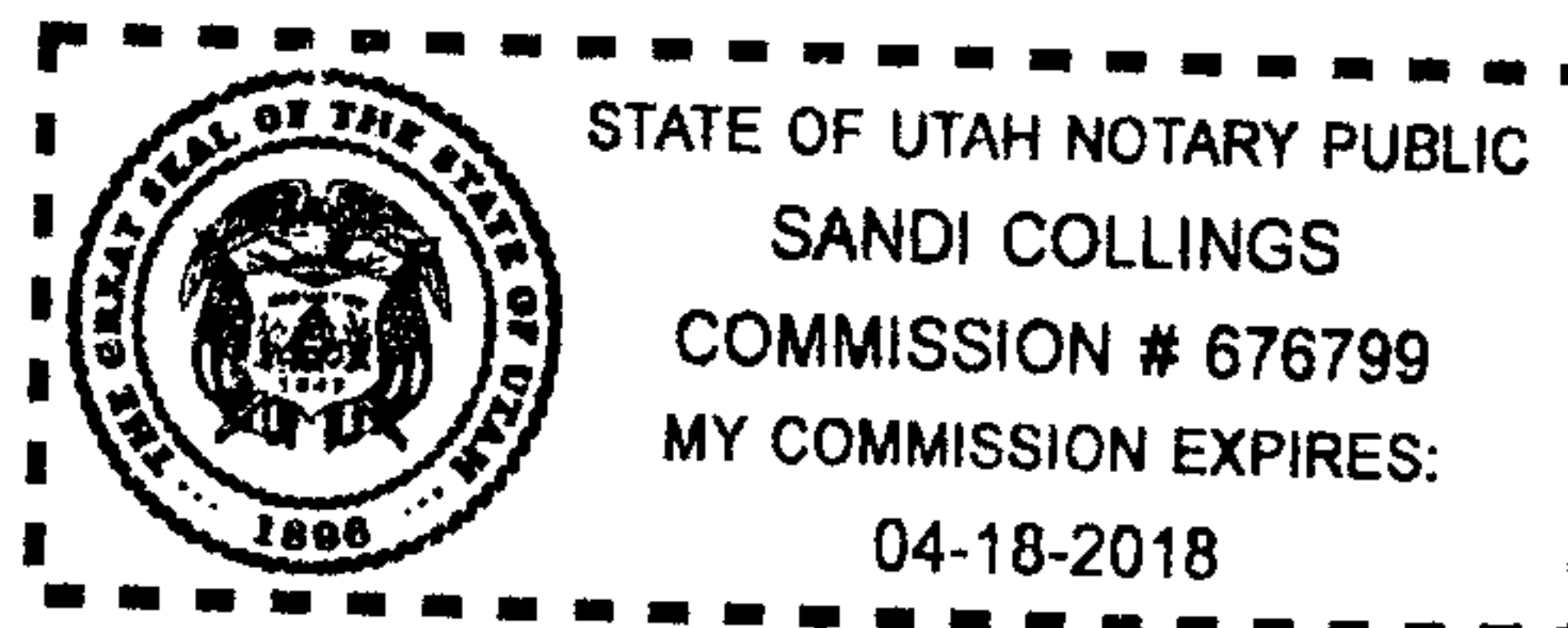
By: _____
Its: Member

STATE OF Utah
COUNTY OF Davis

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kelly Heitz, whose name as its Member of Mountain Prime, LLC, a Utah Limited Liability Company, is signed to the foregoing instrument, and who 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 28 day of July, 2015.

Sandi Collings
Notary Public
Print Name: Sandi Collings
Commission Expires: 4/18/2018



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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: Mountain Prime, LLC

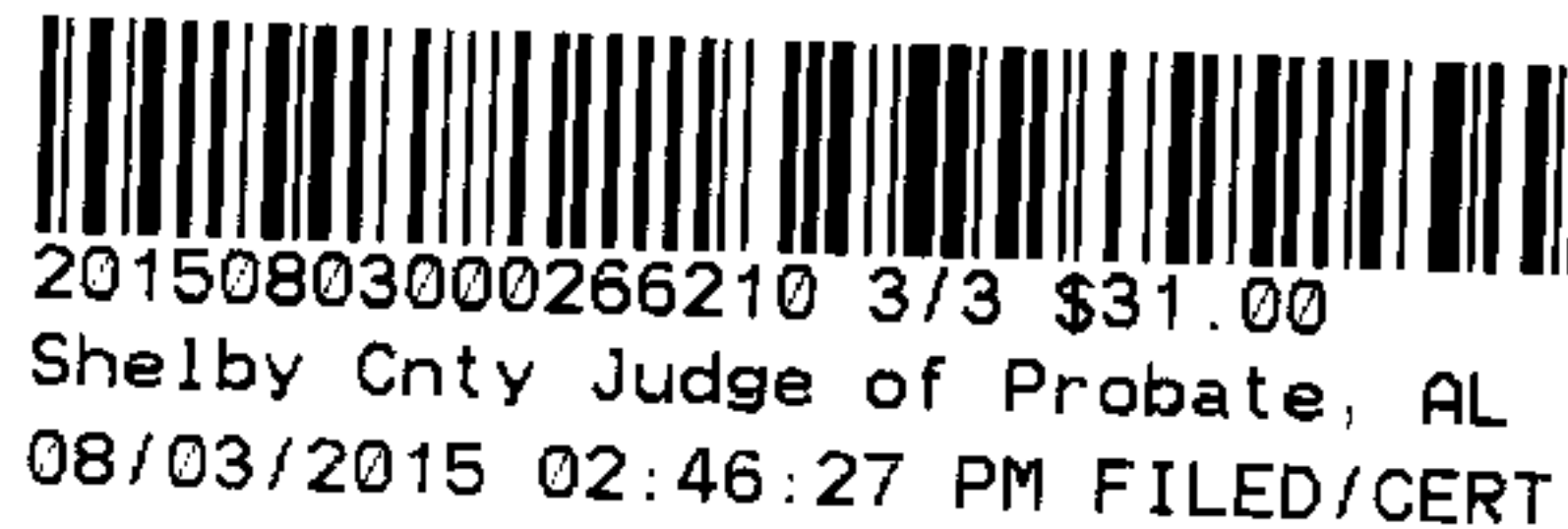
Grantee's Name: Mark L. Wilbanks and Sarah-Katherine O. Wilbanks

Mailing Address: 3138 North 1250 West
Pleasant View, UT 84414

Mailing Address: 1804 Trailridge Drive
Pelham, AL 35124

Property Address: 1804 Trailridge Drive
Pelham, AL 35124

County: Shelby



Date of Sale: 7/28/2015
Total Purchase Price: \$199,900.00

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)

- | | |
|---|------------------------------------|
| ☐ Bill of Sale | ☐ Appraisal |
| ☐ Sales Contract | ☐ other: |
| ☒ 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: 7/28/2015

Print: Michelle Pouncey

☐ Unattested

(verified by)

Sign

(Grantor / Grantee / Owner / Agent) Circle One