

STATE OF ALABAMA

COUNTY OF SHELBY

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WARRANTY DEED



20150807000273130 1/3 \$70.00
Shelby Cnty Judge of Probate, AL
08/07/2015 11:49:40 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifty Thousand (\$50,000.00) Dollars and other good and valuable consideration to the undersigned, Melissa Skelton, a married woman, herein referred to as Grantor, in hand paid by Sunset Properties, LLC, herein referred to as Grantee, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the Northwest Quarter of the Southeast Quarter of Section 2, Township 19, Range 2 East, more particularly described as follows; Beginning 200 feet North of the South line of said Forty on the West Boundary line of Highway #25 for a point of beginning; thence West 208 feet, thence North 208 feet, thence East 208 feet, thence South down said Highway 208 feet to the point of beginning.

No part of the above describe property constitutes the homestead of the Grantor

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantor does for herself and for her heirs, executors, and administrators covenant with the said Grantee, its heirs and assigns, that she is lawfully seized in fee simple of said premises; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hand and seal this the 6 day of Aug, 2015.


Melissa Skelton

Shelby County, AL 08/07/2015
State of Alabama
Deed Tax: \$50.00

STATE OF ALABAMA,
SHELBY COUNTY.



20150807000273130 2/3 \$70.00
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I, the undersigned authority, in and for said County, in said State, hereby certify that, **Melissa Skelton, a married woman**, whose name 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 this instrument, she executed the same voluntarily on the day the same bears date.

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



NOTARY PUBLIC

My Commission Expires:

9/26/15

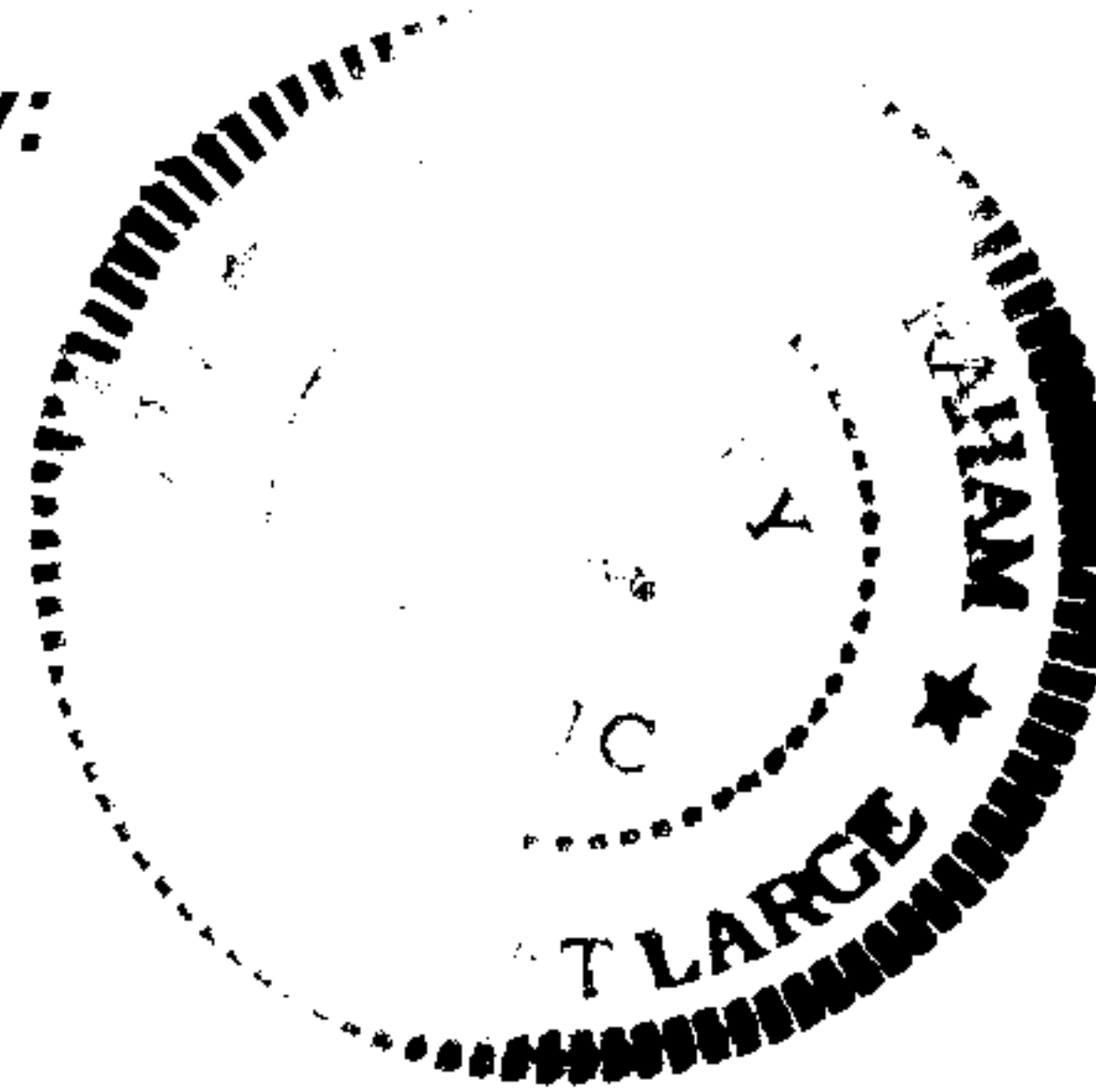
This document prepared by:

Gregory S. Graham, P.C.

File #C212-0904

P. O. Drawer 307

Childersburg, AL 35044



Real Estate Sales Validation Form

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

X Grantor's Name Melissa Skilton
Mailing Address 1004 Mtn. Trace
B-Ham AL 35242

X Grantee's Name Sunset Properties
Mailing Address 33672 US Hwy. 280
Childersburg AL 35043

X Property Address 1011 Hwy 231
Vincent AL 35178

Date of Sale

X Total Purchase Price \$ 50,000

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



20150807000273130 3/3 \$70.00
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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 8/6/15

Print Melissa Skilton

Unattested

Sign Melissa Skilton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1