

STATUTORY WARRANTY DEED

This instrument was prepared by:

B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:

Joseph Property Development, LLC
1236 Blue Ridge Blvd.
Birmingham, AL 35226

20150828000299300

STATE OF ALABAMA
COUNTY OF SHELBY

08/28/2015 10:22:05 AM
DEEDS 1/2

Know All Men by These Presents: That for and in consideration of **Forty five thousand dollars and no/100 (\$45,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **Shelby 39, LLC** (herein referred to as grantor, whether one or more), does hereby grant, bargain, sell and convey unto **Joseph Property Development, LLC** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lot 37, according to the Survey of Highland Ridge Subdivision, as recorded in Map Book 39, page 10, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

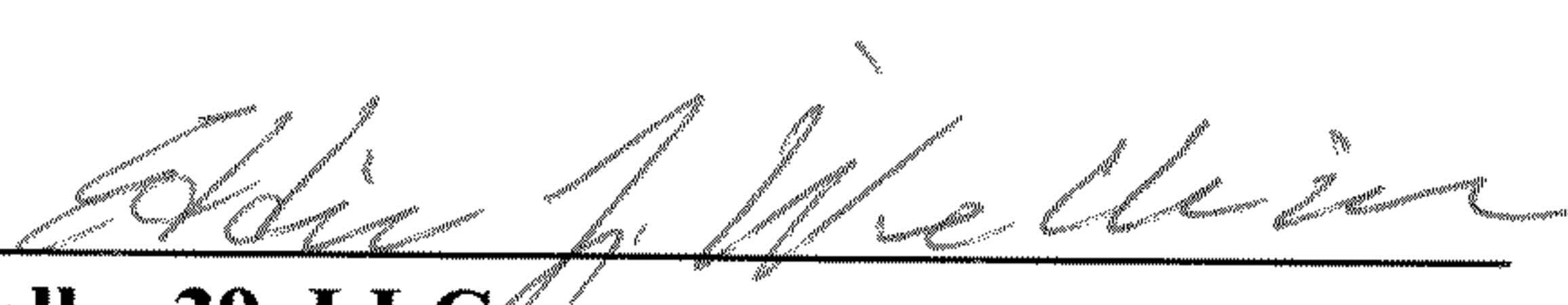
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

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

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 **Shelby 39, LLC**, by Eddie J. Williams, its Member, who is authorized to execute this conveyance, has hereunto set his hand and seal this 26rd day of August, 2015.

STATE OF ALABAMA
COUNTY OF SHELBY


Shelby 39, LLC
By: Eddie J. Williams
Its: Member

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Eddie J. Williams, whose name as Member of Shelby 39, LLC, 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, he, as such officer 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 26th day of August, 2015.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017


Notary Public
My Commission Expires: 2-22-2017

Real Estate Sales Validation Form

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

Grantor's Name Shelby 39, LLC
Mailing Address 1236 Blue Ridge Blvd.
Birmingham, AL 35226

Grantee's Name Joseph Property Development, LLC
Mailing Address 1236 Blue Ridge Blvd.
Birmingham, AL 35226

Property Address 434 N. Highland Ridge Ln.
Chelsea, AL 35043

Date of Sale 8/26/2015
Total Purchase Price \$ 45,000.00

or
Actual Value \$

or
Assessor's Market Value \$

20150828000299300 08/28/2015

10:22:05 AM DEEDS 2/2

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

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 8/26/15

Print B. Christopher Battles

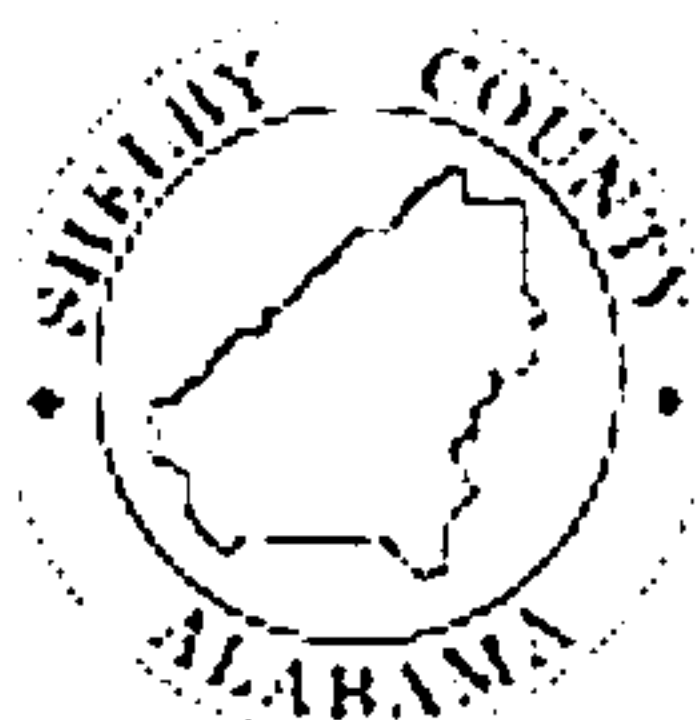
☐ Unattested

(verified by)

Sign

(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
08/28/2015 10:22:05 AM
\$62.00 CHERRY
20150828000299300