

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by prepare of deed.)

This instrument was prepared by:  
**Brom & Taylor LLC**  
**4908 Cahaba River Rd Ste 204**  
**Birmingham, AL 35243**

Send Tax Notice to:  
**Robert Van Sykes**  
**4905 Crystal Circle**  
**Hoover, AL 35226**

**WARRANTY DEED**

**STATE OF ALABAMA** )  
 )  
**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **Twenty-Two Thousand Eight Hundred Seventy-Five Dollars and 00/100 (\$22,875.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Timothy Webster and wife, Mitzi M. Webster**, (herein referred to as **grantor, whether one or more**) does grant, bargain, sell and convey unto, **Robert Van Sykes**, (herein referred to as **grantee, whether one or more**), the following described real estate, situated in Shelby County, Alabama, to-wit:

BEGIN AT A ½" REBAR MARKING THE SE CORNER OF WEBSTER'S ONE LOT SUBDIVISION AS RECORDED IN MAPBOOK 19, PAGE 70 IN THE SHELBY COUNTY PROBATE OFFICE; THENCE RUN S 0-25'33" E ALONG THE EXTENSION OF THE EAST LINE OF SAID LOT FOR 242.70'; THENCE RUN N 89-32'52" W FOR 329.93' TO A ½" REBAR; THENCE RUN N 0-26'29" W FOR 242.70' TO A ½" REBAR BEING THE SW CORNER OF SAID LOT; THENCE RUN S 89-32'52" E, ALONG THE SOUTH LINE OF SAID LOT FOR 330.00' TO THE POINT OF BEGINNING, CONTAINING 1.83 ACRES MORE OR LESS.

SUBJECT TO 2013 PROPERTY TAXES AND SUBSEQUENT YEARS AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS, BUILDING SET-BACK LINES AND RIGHTS OF WAY OF RECORD.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21 day of

Aug, ~~2013~~ 2015

[Signature]  
Grantor

[Signature]  
Grantee

Mitzi M Webster  
Grantor

STATE OF ALABAMA

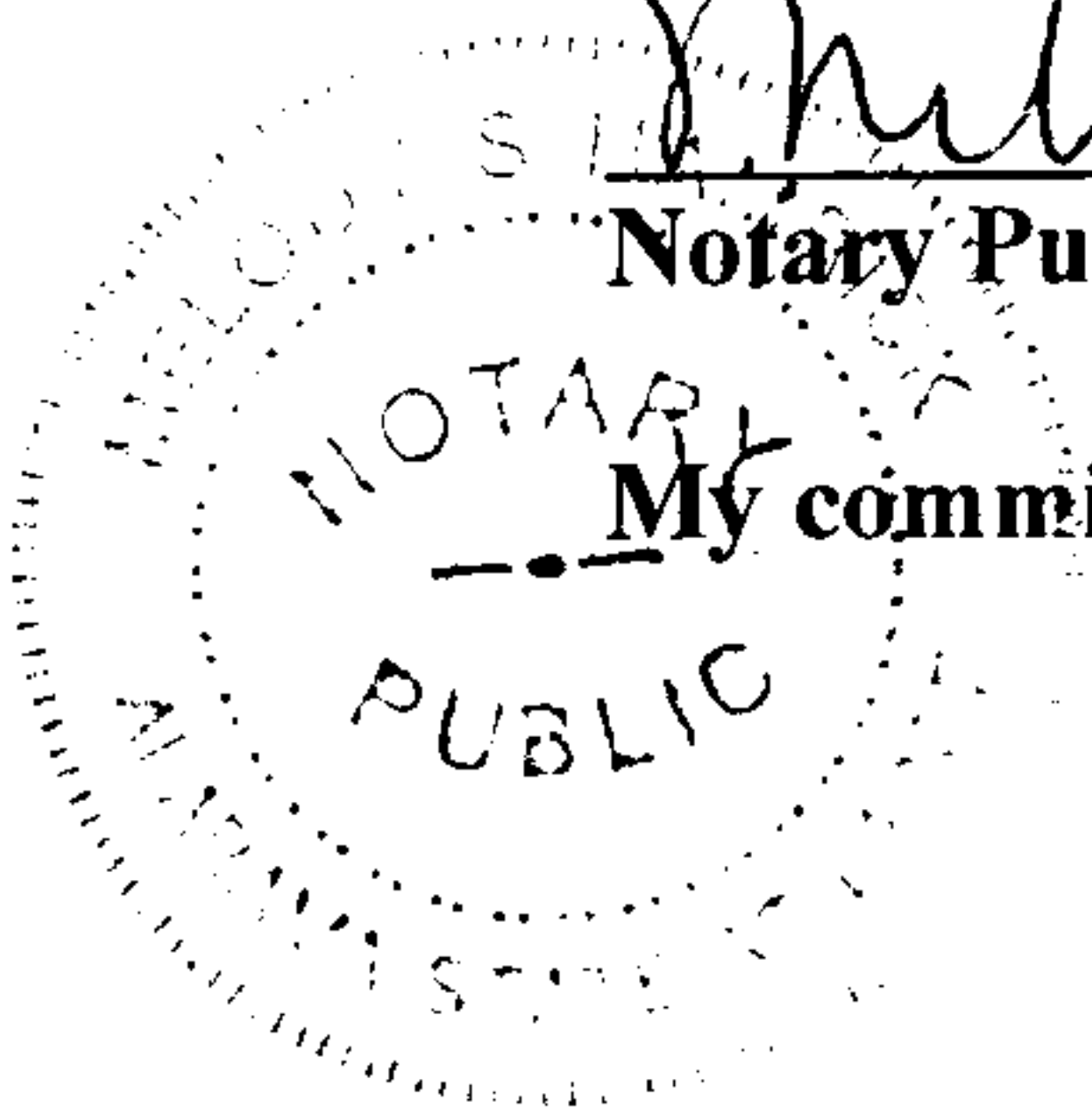
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert Van Sykes, Timothy Webster and Mitzi M. Webster, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of August, ~~2013~~ 2015

[Signature]  
Notary Public

My commission expires: 10-10-16



20150902000307240 2/3 \$43.00  
Shelby Cnty Judge of Probate, AL  
09/02/2015 03:26:22 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 Timothy L. Webster  
Mailing Address 2464 Glasscott Point  
Hooover AL 35226

Grantee's Name Van Sykes  
Mailing Address 500 Sterling Lake Way  
Itelena, AL 35022

Property Address South Shades Crest

Date of Sale 12-1-13  
Total Purchase Price \$ 22,875.00

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  
☐ 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 12-1-13

Print Timothy L. Webster

☐ Unattested

Sign [Signature]

(verified by)

Grantor (Grantor/Grantee/Owner/Agent) circle one

20150902000307240 3/3 \$43.00  
Shelby Cnty Judge of Probate, AL  
09/02/2015 03:26:22 PM FILED/CERT

Form RT-1