


Send tax notice to:

Jeaneen Mitchim
Darlene McCulloch
351 Strathaven Cir.
Pelham, AL 35124

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243
PEL1500255

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED


20150904000309970 1/3 \$181.50
Shelby Cnty Judge of Probate, AL
09/04/2015 12:24:58 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three hundred twenty two thousand eight hundred sixty and no/100 Dollars (\$322,860.00) in hand paid to the undersigned, **DAL Properties, LLC** (hereinafter referred to as "Grantor") by **Jeaneen Mitchim and Darlene McCulloch** (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 rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1731, STRATHAVEN, PHASE VI, IN BALLANTRA, AS RECORDED IN MAP BOOK 44, PAGE 97, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL & MINING RIGHTS NOT OWNED BY THE GRANTOR.

\$161,430.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

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 09/04/2015
State of Alabama
Deed Tax: \$161.50

IN WITNESS WHEREOF, Grantor, DAL Properties, LLC, by STEPHANIE JONES, its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 31st day of August 2015.

20150904000309970 2/3 \$181.50
Shelby Cnty Judge of Probate, AL
09/04/2015 12:24:58 PM FILED/CERT

DAL Properties, LLC


By: Stephanie Jones
Its: Authorized Agent

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Jones, whose name as Authorized Agent of DAL Properties, LLC, 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, she, in her capacity as such authorized agent 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 31st day of August 2015.

[NOTARIAL SEAL]


Notary Public
Print Name: DAVID W. LEWIS
My Commission Expires:

3/25/17



Real Estate Sales Validation Form

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

Grantor's Name DAL PROPERTIES, LLC
Mailing Address 135 BELCHER DR
PELHAM, AL 35124

Grantee's Name JEANNE MITCHELL AND DARLENE
Mailing Address 351 STRATHAVEN CIR
PELHAM, AL 35124

Property Address 351 STRATHAVEN CIR
PELHAM, AL 35124

Date of Sale 8/31/15
Total Purchase Price \$ 322,860

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 8/31/15

Print DAVID W. LEWIS

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20150904000309970 3/3 \$181.50
Shelby Cnty Judge of Probate, AL
09/04/2015 12:24:58 PM FILED/CERT