

**THIS INSTRUMENT PREPARED BY:**

George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICE TO:**

DAVE MCMICHAEL HOMES, LLC  
309 ALTA VISTA DRIVE  
CHELSEA, ALABAMA 35043

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Forty Five Thousand and 00/100 Dollars (\$45,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, SHELBY 39, LLC, an Alabama limited liability company (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto DAVE MCMICHAEL HOMES, LLC (herein referred to as "Grantee") all of its right, title, and interest in the following described real estate, situated in SHELBY, Alabama, to wit:

LOT 14, ACCORDING TO THE SURVEY OF HIGHLAND RIDGE SUBDIVISION, AS RECORDED IN MAP BOOK 39, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

\*\$45,000 of the above-recited purchase price was paid from a \$306,813 mortgage loan closed simultaneously herewith

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

And the Grantor does for itself, its successors and assigns covenant with the said Grantee, and its assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted 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 said Grantee, and its assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor by LEO JOSEPH, JR., as Member of SHELBY 39, LLC, an Alabama limited liability company who is authorized to execute this conveyance has hereunto sets its signature and seal, this 4<sup>th</sup> day of SEPTEMBER, 2015.

SHELBY 39, LLC

By: 

LEO JOSEPH, JR., MEMBER

STATE OF ALABAMA )


SHELBY COUNTY )

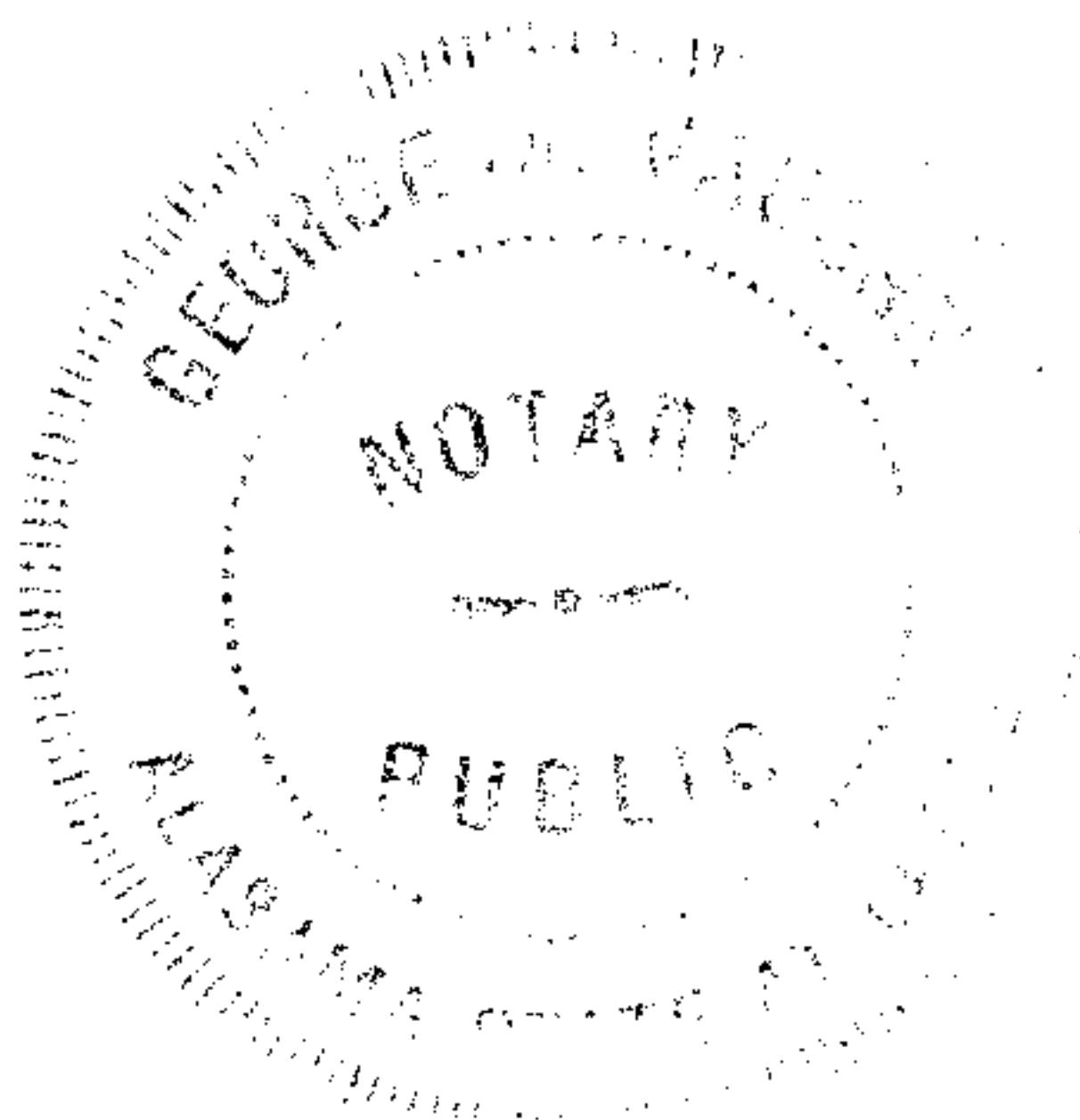
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LEO JOSPEH, JR. , whose name as MEMBER of SHELBY 39, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 4<sup>th</sup> day of SEPTEMBER, 2015.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/18/2017

  
20150917000325450 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
09/17/2015 08:16:04 AM 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 Shelby 39 LLC  
Mailing Address 40 George Vaughn  
309 Chubb Park Circle SE  
Bham AL 35242

Grantee's Name Dave McMichael/Homes LLC  
Mailing Address 309 Alta Vista Drive  
Chelsea, AL 35042

Property Address Lot 14 Highland  
Ridge Subdivision

Date of Sale 9/4/2015  
Total Purchase Price \$ 45,000

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



20150917000325450 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
09/17/2015 08:16:04 AM FILED/CERT

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 9/17/2015

Print George Vaughn

☐ Unattested  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one