

This Instrument Was Prepared By:

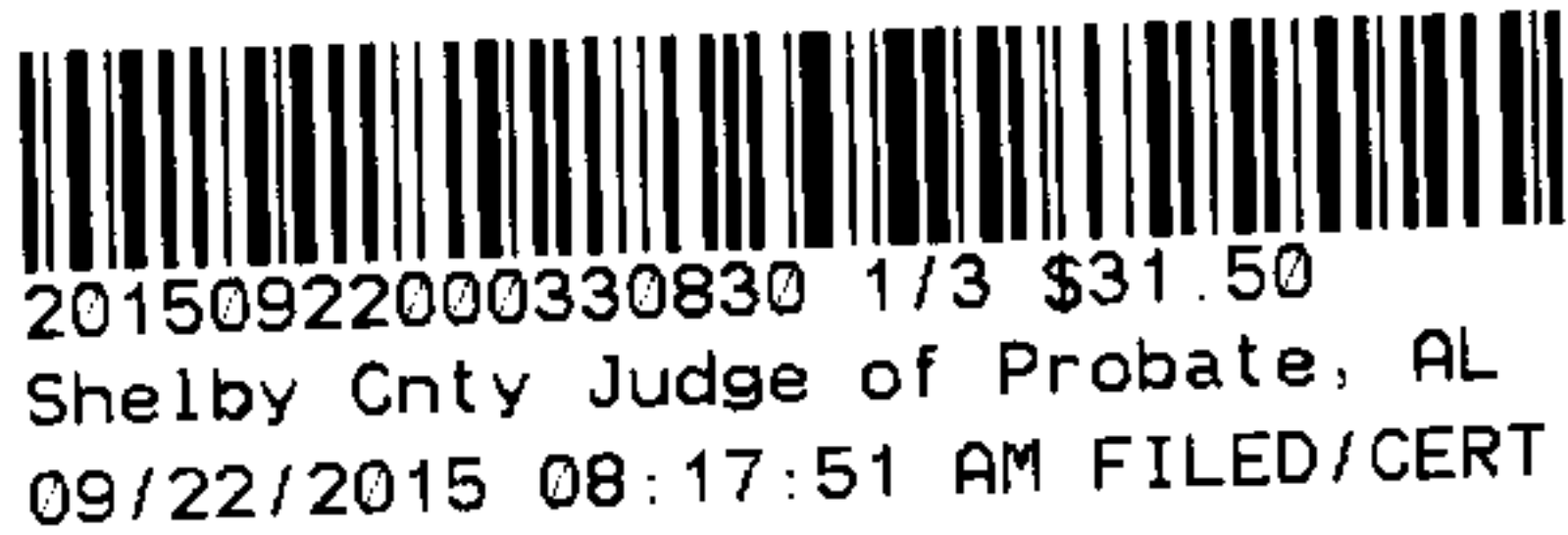
Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive, Suite 100
Birmingham, Alabama 35223

Send Tax Notice To:

LATASHA S. SPEARS
911 OLD CAHABA DRIVE
HELENA, ALABAMA 35080

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Twenty-Three Thousand Five Hundred and No/100 Dollars (\$223,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **EDWARD L. SUGG AND SUE Q. SUGG, HUSBAND AND WIFE** (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **LATASHA S. SPEARS** (herein referred to as GRANTEE), the following described real estate situated in **Shelby County**, Alabama, to wit:

SEE ATTACHED EXHIBIT “A” ATTACHED HERETO AND MADE A PART
HEREOF

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

NOTE: \$212,325.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his/her or their heirs and assigns forever.

And I do for myself (ourselves) and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 18th day of September, 2015.

WITNESS:

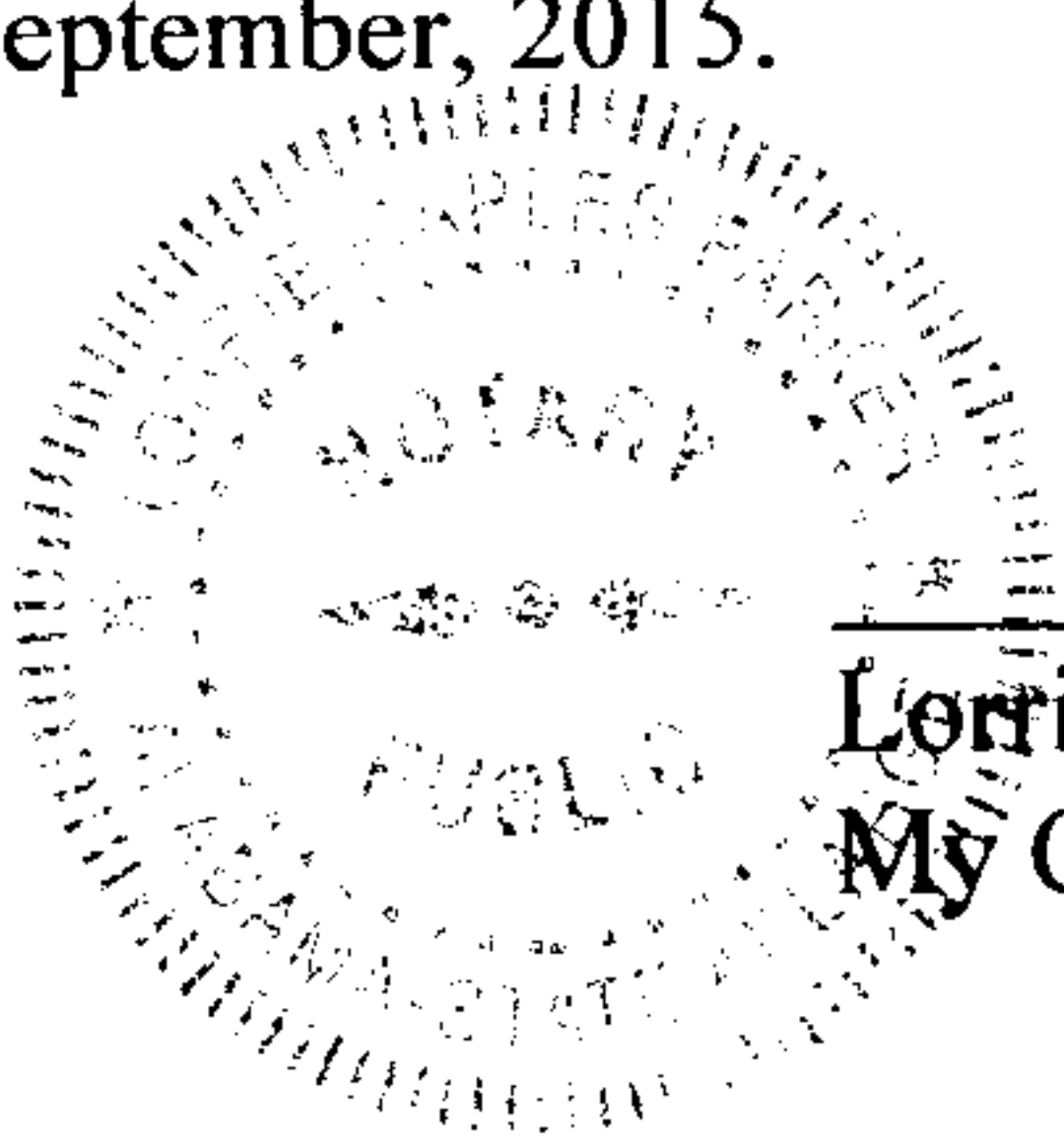
EDWARD L. SUGG

SUE Q. SUGG

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward L. Sugg and Sue Q. Sugg, husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

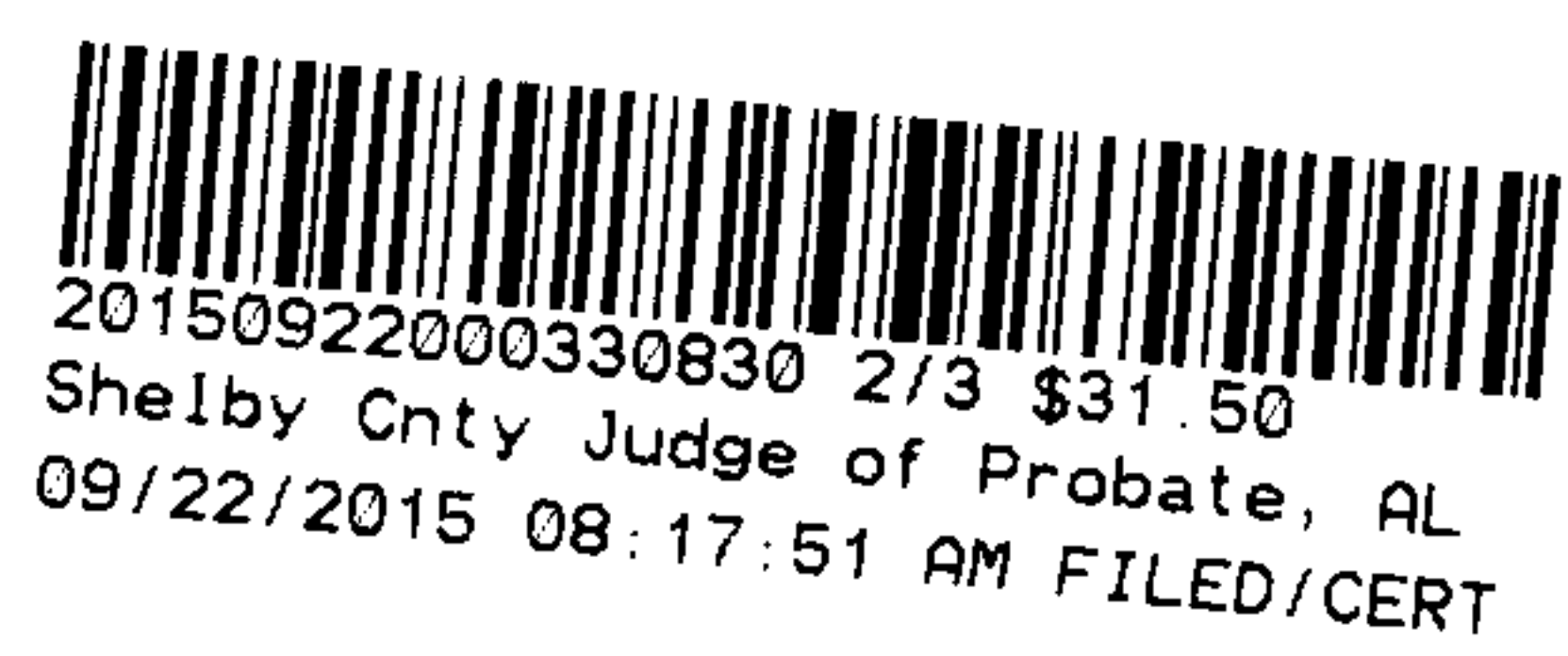
Given under my hand this 18th day of September, 2015.



Lorrie Maples Parker, Notary Public
My Commission Expires: 10/16/2015

EXHIBIT "A"

Lot 1207, according to the Map of First Addition, Old Cahaba, Phase III, as recorded in Map Book 28, Page 133, in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Edward L. Sugg Sue Q. Sugg	Grantee's Name	LaTasha S. Spears
Mailing Address	8506 Redwood Lane Bessemer, Alabama 35022	Mailing Address	911 Old Cahaba Drive Helena, Alabama 35080
Property Address	911 Old Cahaba Drive Helena, Alabama 35080	Date of Sale	September 18, 2015
		Total Purchase Price	\$223,500.00
		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	☐	Appraisal
☒	Sales Contract	☐	Other _____
☐	Closing Statement		

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 September 18, 2015

Unattested

Date September 18, 2015

Unattested

Print Edward L. Sugg

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Print Sue Q. Sugg

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20150922000330830 3/3 \$31.50
Shelby Cnty Judge of Probate, AL
09/22/2015 08:17:51 AM FILED/CERT