

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Metro Investments, LLC

12010 Hwy 17
Montevallo AL
35115

GENERAL WARRANTY DEED

20151008000353680

10/08/2015 01:30:46 PM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifty-Four Thousand Eight Hundred Ninety And No/100 Dollars (\$54,890.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, R. Scott McDanal and Terri F. McDanal, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Metro Investments, LLC (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

The Northwesternly 0.4 feet of Lot 34 and all of Lot 35, except the Southeasterly 0.3 feet thereof, according to the Survey of Cahaba Manor Town Homes, Second Addition as recorded in Map Book 7, Page 62, in the Probate Office of Shelby County, Alabama.

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.

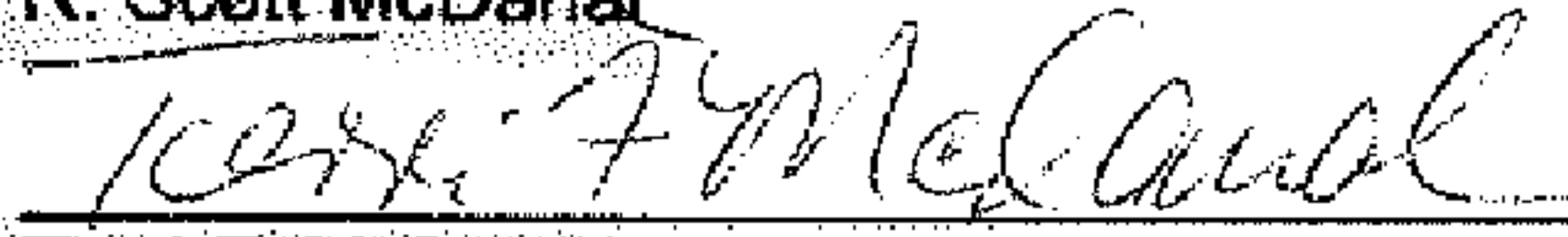
No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on October 7, 2015.



R. Scott McDanal

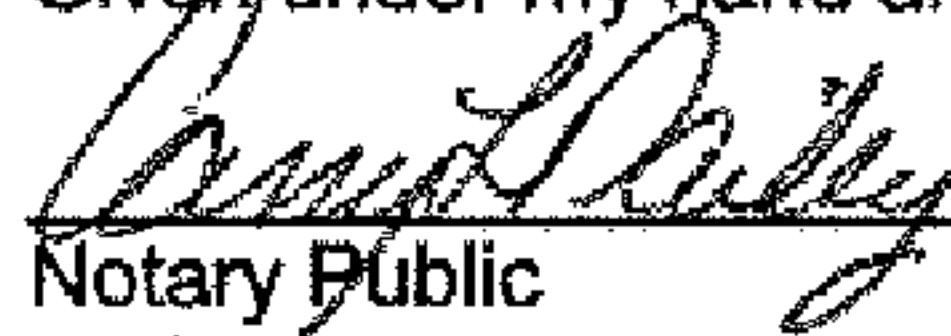


Terri F. McDanal

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. Scott McDanal and Terri F. McDanal, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 7th day of October, 2015.



Notary Public

My commission expires:



20151008000353680 10/08/2015 01:30:46 PM DEEDS 2/2

Grantor's Name R. Scott McDanal and Terri F. McDanal

Grantee's Name Metro Investments, LLC

Mailing Address 761 Cahaba Manor Trail
Pelham, AL 35124

Mailing Address 12010 Hwy 17
Monteville AL 35115

Property Address 761 Cahaba Manor Trail
Pelham, AL 35124

Date of Sale October 7, 2015
Total Purchase Price \$54,890.00

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 - R. Scott McDanal and Terri F. McDanal, 761 Cahaba Manor Trail, Pelham,
AL 35124.

Grantee's name and mailing address - Metro Investments, LLC, , .

Property address - 761 Cahaba Manor Trail, Pelham, AL 35124

Date of Sale - October 7, 2015.

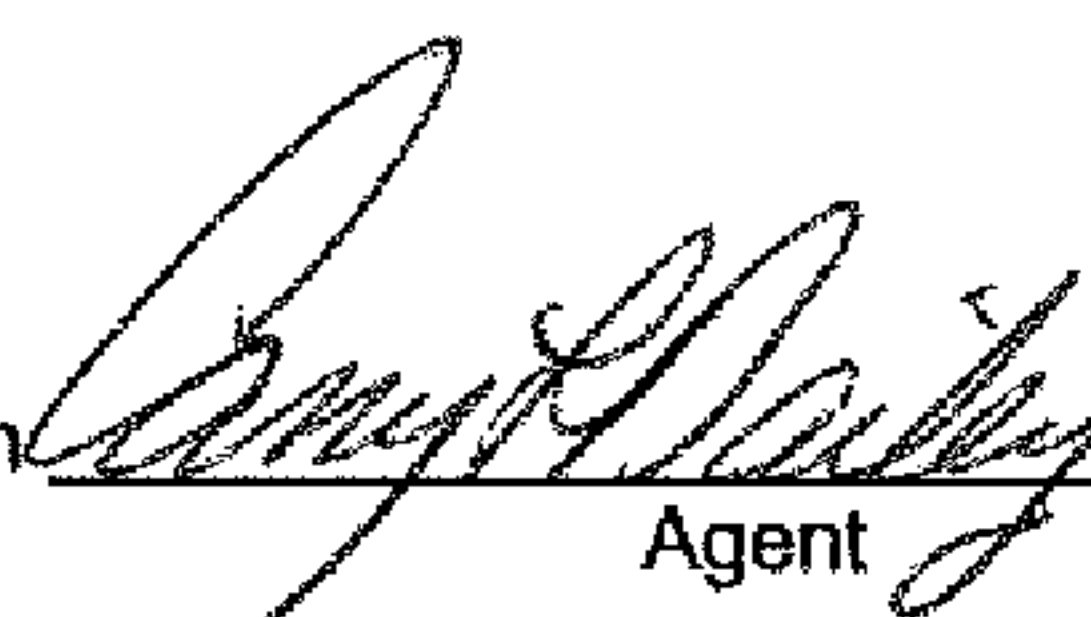
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

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 with 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: October 7, 2015

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/08/2015 01:30:46 PM
\$72.00 CHERRY
20151008000353680

