

**WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles

3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Joesph Property Development,  
LLC  
1236 Blue Ridge Blvd  
Hoover, Al., 35226

**20151103000382060**

**STATE OF ALABAMA 11/03/2015 11:33:04 AM**  
**DEEDS 1/2**

**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Forty-Five Thousand and no/100 (\$45,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, **JAMES P. AND LANE B. WYATT husband and wife** (herein referred to as Grantor) grant, bargain, sell and convey unto **JOESPH PROPERTY DEVELOPMENT.**, (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**Lot 28 according to the Survey of Highland Ridge Subdivision, as recorded in Map Book 39, Page 10, in the Probate Office of Shelby County, Alabama.**

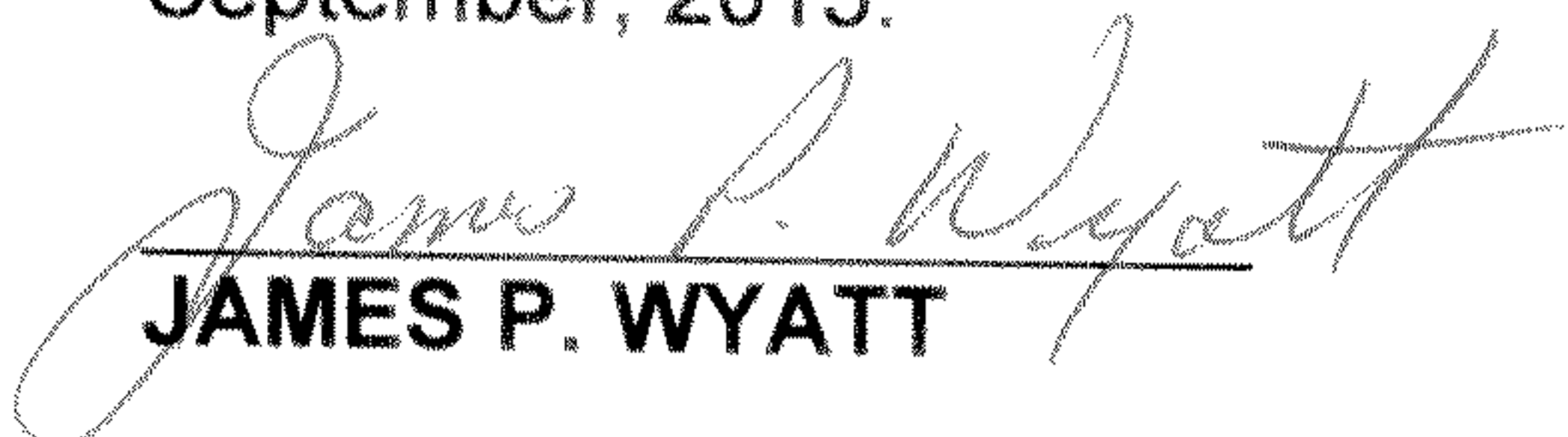
Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 25th day of September, 2015.

  
**JAMES P. WYATT**

  
**LANE B. WYATT**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **JAMES P. AND LANE B. WYATT.**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this date, that being informed of the contents of this conveyance they , executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of September, 2015.

B. CHRISTOPHER BATTLES  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
February 22, 2017

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 02/22/2017



# Real Estate Sales Validation Form

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

Grantor's Name	<u>James P. and Lane B. Wyatt</u>	Grantee's Name	<u>Joseph</u>
Property Dev. LLC			
Mailing Address	<u>6225 Palm Court.</u>	Mailing Address	<u>1236 Blue Ridge Blvd</u>
	<u>Panama City Beach, Fl, 32408</u>		<u>Hoover, Al., 35226</u>
Property Address	<u>155 Highland Ridge Dr.</u>	Date of Sale	<u>09/28/2015</u>
	<u>Chelsea, AL 35043</u>	Total Purchase Price \$	<u>45,000.00</u>
		Or	
		Actual Value \$	<u></u>
		Or	
		Assessor's Market Value \$	<u></u>

**20151103000382060 11/03/2015**  
**11:33:04 AM DEEDS 2/2**

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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other <u></u>
<input checked="" type="checkbox"/>	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

Print B. CHRISTOPHER BATTLES

Unattested   
(verified by)

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

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/03/2015 11:33:04 AM  
\$62.00 CHERRY  
20151103000382060

