



Real Settlement Solutions, LLC
6005 Grandview Pkwy
Suite 200
Birmingham, Alabama 35243

RNT1500794

20151201000409690 1/3 \$27.50
Shelby Cnty Judge of Probate, AL
12/01/2015 09:29:06 AM FILED/CERT

Send tax notice to:
Megan E. Blackmon
Jason R. Blackmon
323 7th Street NW
Alabaster, AL 35007

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

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Forty Six Thousand and 00/100 Dollars (\$146,000.00) in hand paid to the undersigned, **Dicen Properties, LLC, an Alabama Limited Liability Company**, (hereinafter referred to as "Grantor") by **Megan E. Blackmon and Jason R. Blackmon** (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 right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, of a Resurvey of Blocks 5 & 12, of Alabaster Gardens as recorded in Map Book 9, Page 51 in the Office of the Judge of Probate of Shelby County, Alabama, and a part of Lots 2 & 3, Block 12, Alabaster Gardens, as recorded in Map Book 3, Page 156, in the Office of the Judge of Probate of Shelby County, Alabama, said part of Lots 2 & 3 being more particularly described as follows: Commence at the Northeast corner of Lot 1 of a Resurvey of Blocks 5 & 12, of Alabaster Gardens for a point of beginning; thence Southwesterly along the Northwest line of said Lot 1 for 162.87 feet to the Northwest corner of Lot 1; thence 168 degrees 19 minutes 24 seconds right for a distance of 30.83 feet; thence 11 degrees 40 minutes 36 seconds right for a distance of 132.87 feet; thence 90 degrees right for a distance of 6.20 feet to the Northeast corner of said Lot 1, and the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

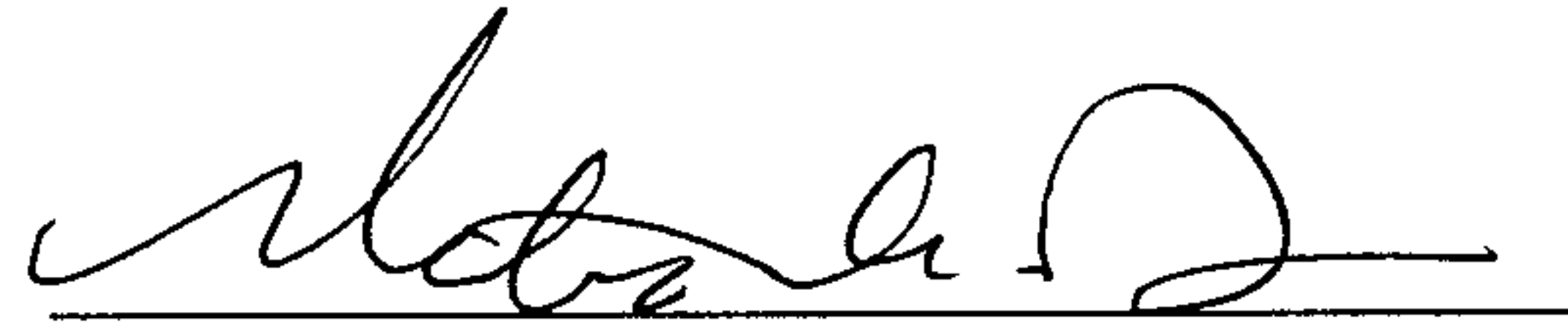
\$138,700.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.

IN WITNESS WHEREOF, Grantor, Dicen Properties, LLC, an Alabama Limited Liability Company, by Michael M. Dicen its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 20 day of November, 2015.

DICEN PROPERTIES, LLC,
an Alabama Limited Liability Company



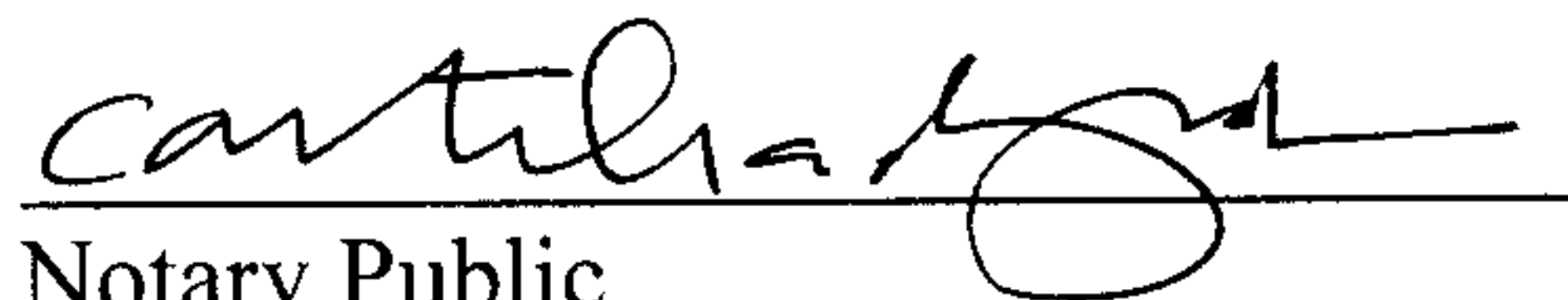
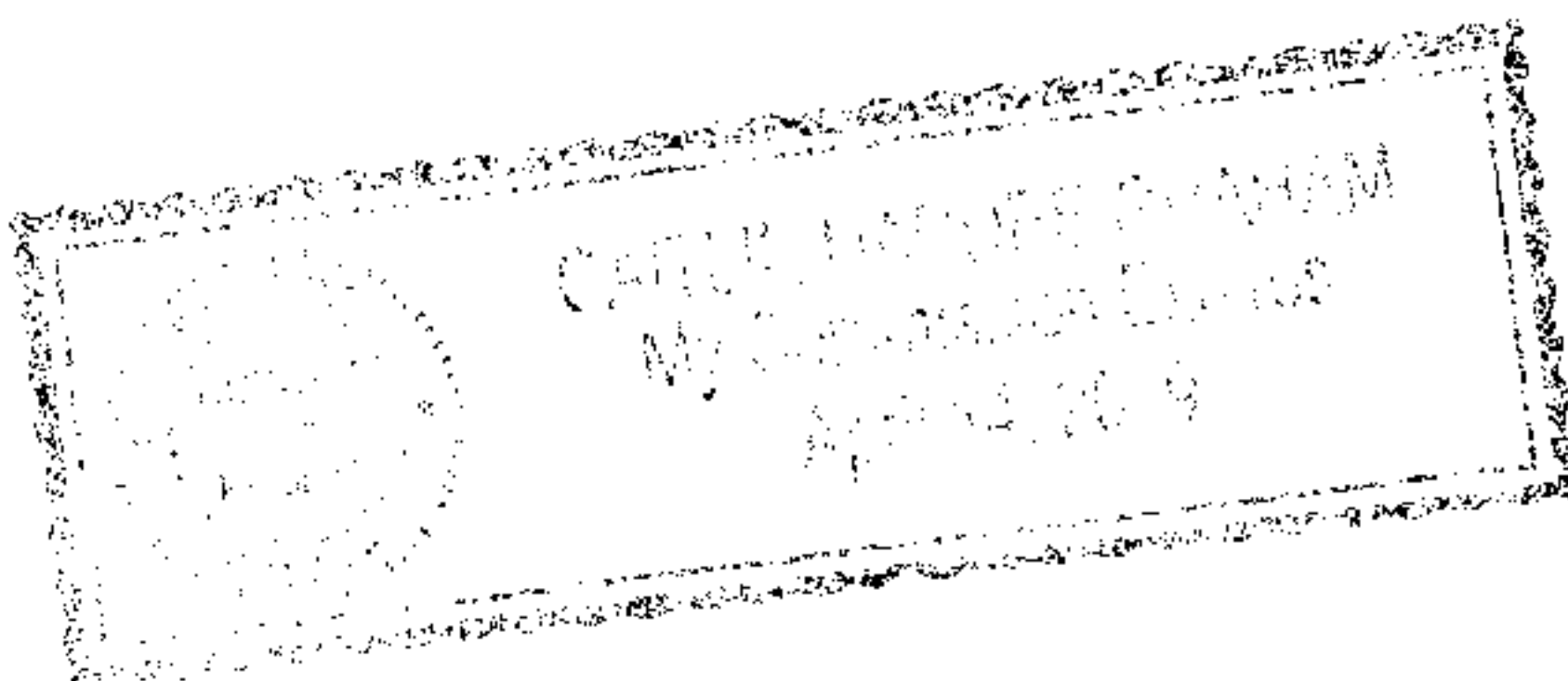
Michael M. Dicen
Its Member

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael M. Dicen, whose name as its Member of Dicen Properties, LLC, an Alabama Limited Company, 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, he, in his capacity as such member 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 the 20 day of November, 2015.



Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: 4-14-2019

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Real Estate Sales Validation Form

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

Grantor's Name: Dicen Properties LLC

Grantee's Name: Megan E. Blackmon and Jason R. Blackmon

Mailing Address: 18 Yorkshire Park
Leeds, AL 35094

Mailing Address: 323 7th Street NW
Alabaster, AL 35007

Property Address: 323 7th Street NW
Alabaster, AL 35007

Date of Sale: 11/24/2015
Total Purchase Price: \$146,000.00
or

Actual Value: \$ n/a
or

County: Shelby

Assessor's Market Value: \$ n/a

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: 11/24/2015

Print: Michelle Pouncey

☐ Unattested

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Sign

Michelle Pouncey
(Grantor / Grantee / Owner / Agent) Circle One

Form RT-130