


SEND TAX NOTICE TO:
VMX Consulting, LLC
459 Foothills Parkway
Chelsea, AL 35043

WARRANTY DEED


20151223000437840 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/23/2015 02:01:04 PM FILED/CERT

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Eight Thousand Four Hundred Fifty and No/100 Dollars (\$8,450) and other good and valuable consideration to the undersigned grantor, Hanna Family Partnership LTD, a limited partnership (hereinafter referred to as "grantor") paid by the grantee herein, VMX Consulting, LLC (hereinafter referred to as "grantee"), the grantor does hereby grant, bargain, sell and convey unto the grantee herein the following described property situated in Shelby County, Alabama:

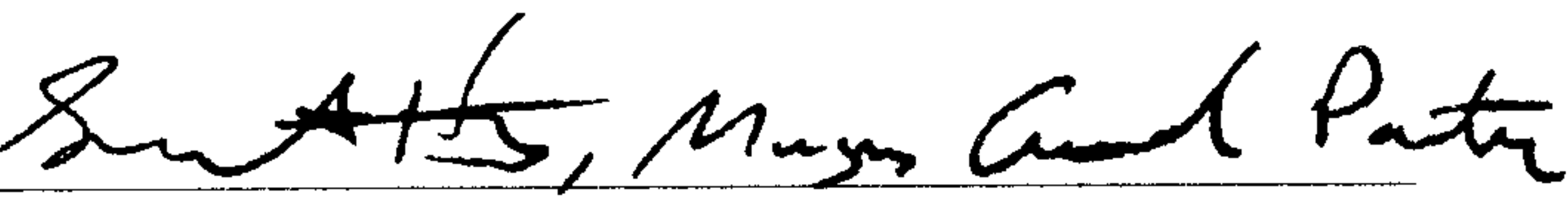
Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 24, Township 18 South, Range 1 East; thence run North along the East line of said 1/4-1/4 section 99.08 feet to the Northeast right of way line of Alabama State Highway No. 25; thence turn an angle of 42 degrees 26 minutes 00 seconds to the left and run along said highway right of way a distance of 870.23 feet to the point of beginning; thence continue in the same direction along said highway right of way a distance of 192.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 382.74 feet to the Southwest right of way of the Central of Georgia Railroad and the margin of a gravel road; thence turn an angle of 88 degrees 33 minutes to the right and run along said railroad right of way a distance of 192.06 feet; thence turn an angle of 97 degrees 27 minutes 32 seconds to the right and run a distance of 387.60 feet to the point of beginning. Situated in the Northeast 1/4 of the Southeast 1/4 of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama.

The above described parcel constitutes and is one and the same as that acquired by the grantor from the Probate Judge of Shelby County, Alabama, by Mortgage Foreclosure Deed dated April 24, 2015, filed and certified as Instrument #20150424000133880, Probate Records of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said grantee, its heirs and assigns, forever; subject, however, to the following:

- 1) The statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the twenty-second (22) day of December, 2015.


Steven Andrew Hanna, Managing General Partner
Hanna Family Partnership, LTD

STATE OF ALABAMA)

SHELBY COUNTY)



20151223000437840 2/3 \$21.00
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Steven Andrew Hanna, General Partner – Hanna Family Partnership, LTD, grantor herein, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22nd day of December, 2015



Notary Public

My commission expires on January 13, 2016

THIS INSTRUMENT WAS PREPARED BY:

Marie H. Nelson
516 McRae Road
Deatsville, AL 36022

Real Estate Sales Validation Form

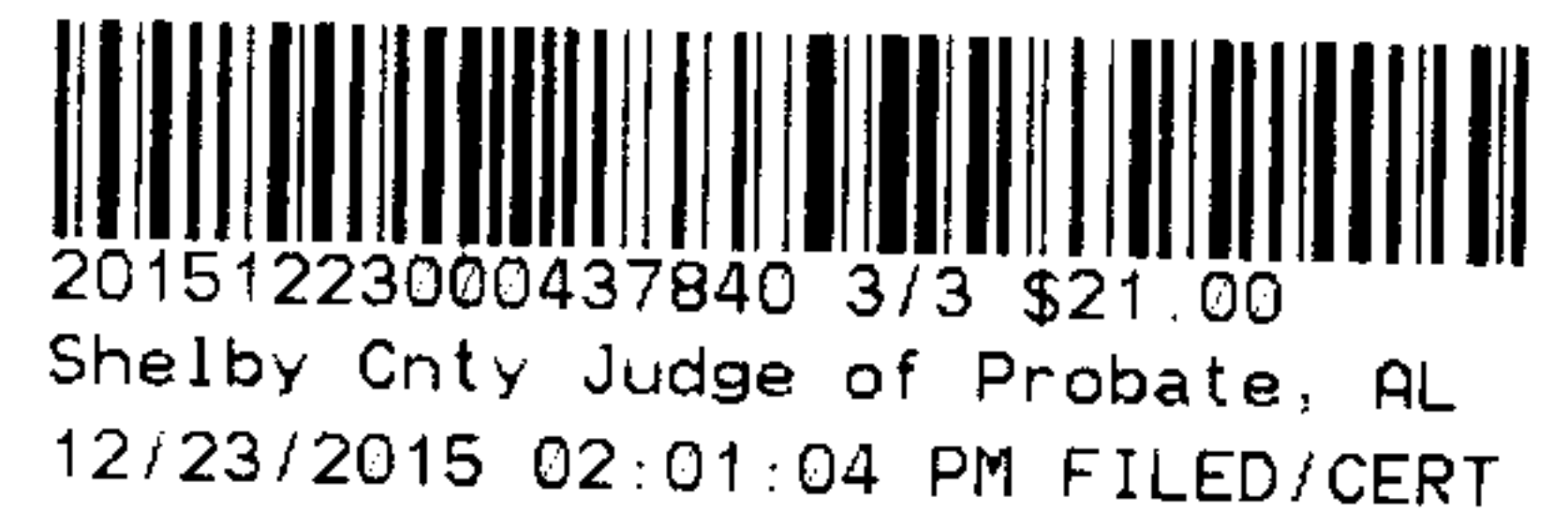
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Hanna Family Partnership, LTD</u>	Grantee's Name	<u>VMX Consulting, LLC</u>
Mailing Address	<u>c/o Marie H. Nelson</u> <u>516 McRae Road</u> <u>Doatsville, AL 36022</u>	Mailing Address	<u>c/o Steven Hanna</u> <u>459 Foothills Pkwy</u> <u>Chasee, AL 35043</u>
Property Address	<u>50220 Hwy 25</u> <u>Sterrett, AL 35147</u>	Date of Sale	<u>12/22/2015</u>
		Total Purchase Price	\$ <u>8,450</u>
		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
☒ 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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 12/23/2015 Print Steven Hanna, Managing General Partner
Unattested Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one