

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C.
81078 PARKWAY DRIVE
LEEDS, ALABAMA 35094

Send Tax Notice To:
DEWBERRY INVESTMENTS, LLC

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00) DOLLARS and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we LEE ANN GALAS, AN UNMARRIED WOMAN (hereinafter referred to as Grantor, whether one or more), grant, bargain, sell and convey unto DEWBERRY INVESTMENTS, LLC (herein referred to as Grantee, whether one or more), the following described real estate, situated in ST.CLAIR , Alabama, to-wit:

LOT 18, AMBERLEY WOODS, SECONDS SECTOR, AS RECORDED IN MAP BOOK 20, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR.

SUBJECT TO:

1. Taxes for the year 2015 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. mineral and mining rights, if any.
4. Permit to Alabama Power Company recorded in Deed Book 236, page 966
5. Easement to Southern Natural Gas as recorded in Book 90, page 29; Book 90, page 279; Book 90, page 315 and Book 91, Page 406
6. Covenants, conditions and restrictions as set forth in the document rec ordered in Instrument 1995-16236 and Instrument 1997-19419
7. Right of way to Shelby County as recorded in Book 4, page 468 and Book 271, page 741
8. Easement to Colonial Pipeline as recorded in Book 223, page 437 and Book 267, page 834
9. Pipeline permits as recorded in Book 91, page 407 and Book 91, page 409
10. 20' building line from Amberley Woods Terrace as shown on recorded map book 20, page 10
11. 30' easement across the South side of said lot as shown on recorded map book 20, page 10

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or their heirs and assigns, that I am (we are)

lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 23 DAY OF 12/23, 2015

Lee Ann Galas
LEE ANN GALAS

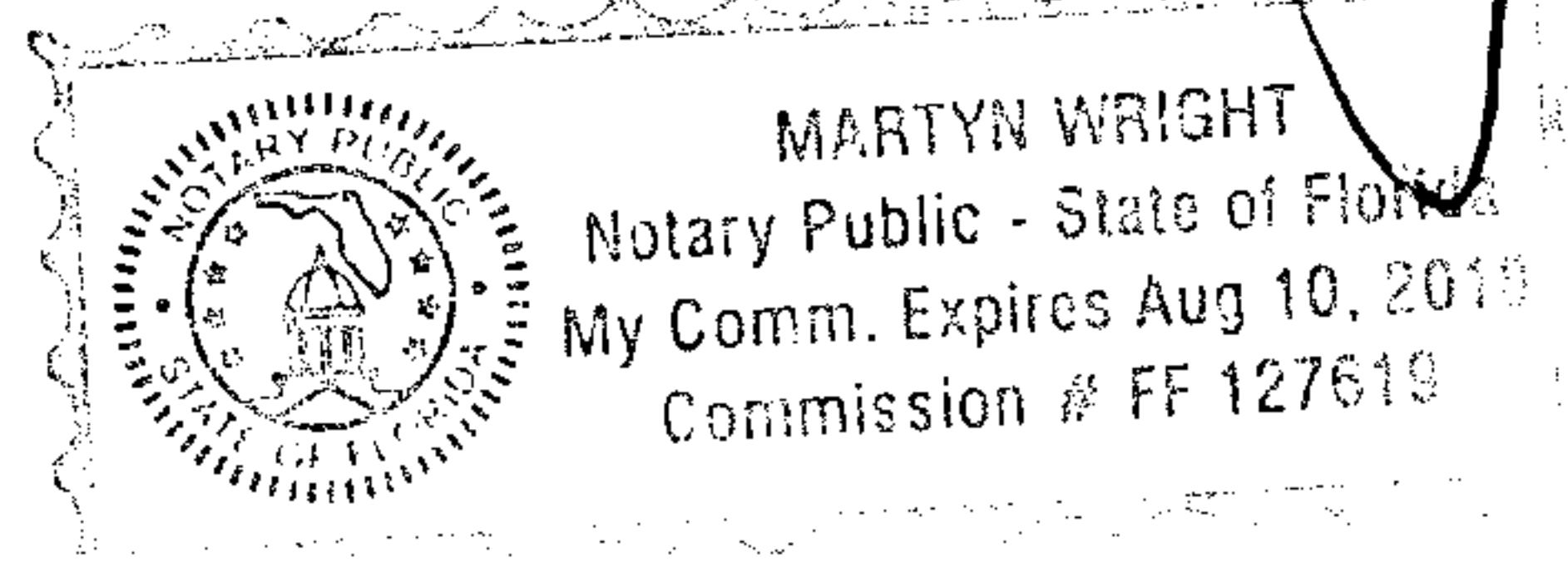
STATE OF ALABAMA FLORIDA
JEFFERSON COUNTY POLK

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that LEE ANN GALAS, AN UNMARRIED WOMAN whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 DAY OF DECEMBER, 2015.

My Commission Expires:

8-10-18



Real Estate Sales Validation Form

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

Grantor's Name: LEE ANN GALAS

Mailing Address: 2115 Amberly Woods Terrace
Helena, AL 35280

Grantee's Name: Dewberry Investments, LLC

mailing Address: 2500 Hackberry Lane
Birmingham, AL 35226

Property Address:

2115 AMBERLY WOODS TERR.
HELENA, AL 35280

Date of Sale:

12/28/15

Total Purchase Price:

\$25,000.00

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

Appraisal

Other Tax Assessment

Sales Contract

X

X

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:

Unattested

Print: Laura L. Barnes, Closing Attorney

Sign

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/04/2016 08:13:32 AM
\$45.00 JESSICA
20160104000000100

J. W. F.