

This Instrument was Prepared by:

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P.O. Box 19144  
Birmingham, AL 35219

Send Tax Notice To: Clyde Beaver Properties, LLC  
7771 Peppertree Highlands Circle  
Trussville, AL 35173



20160107000005890 1/3 \$55.00  
Shelby Cnty Judge of Probate, AL  
01/07/2016 09:14:34 AM FILED/CERT

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Thirty Five Thousand Dollars and No Cents (\$35,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Catherine Rose Mileski, an unmarried woman, whose mailing address is 3615 Lowes Ferry Road, Louisville, TN 37777** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Clyde Beaver Properties, LLC, whose mailing address is 7771 Peppertree Highlands Circle, Trussville, AL 35173** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is **4050 Saddle Run Circle, Pelham, AL 35124**; to wit:

LOT 14, ACCORDING TO THE SURVEY OF SADDLE RUN SUBDIVISION AS RECORDED IN MAP BOOK 11, PAGE 28, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

### Subject to:

All taxes for the year 2016 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 11, Page 28.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Real 144, Page 124 and Real 145, Page 705 in the Probate Office of Shelby County, Alabama.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 79, Page 297.

Agreement with Alabama Power Company as recorded in Real 145, Page 712.

Right of Way to Alabama Power Company as recorded in Real 157, Page 579 and Real 142, Page 195.

Shelby County, AL 01/07/2016  
State of Alabama  
Deed Tax: \$35.00

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the said Grantee, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of December, 2015.

Catherine Rose Mileski

Edward T. Mileski her attorney in fact  
by: Edward T. Mileski, her attorney in fact

State of Tennessee

Knox County

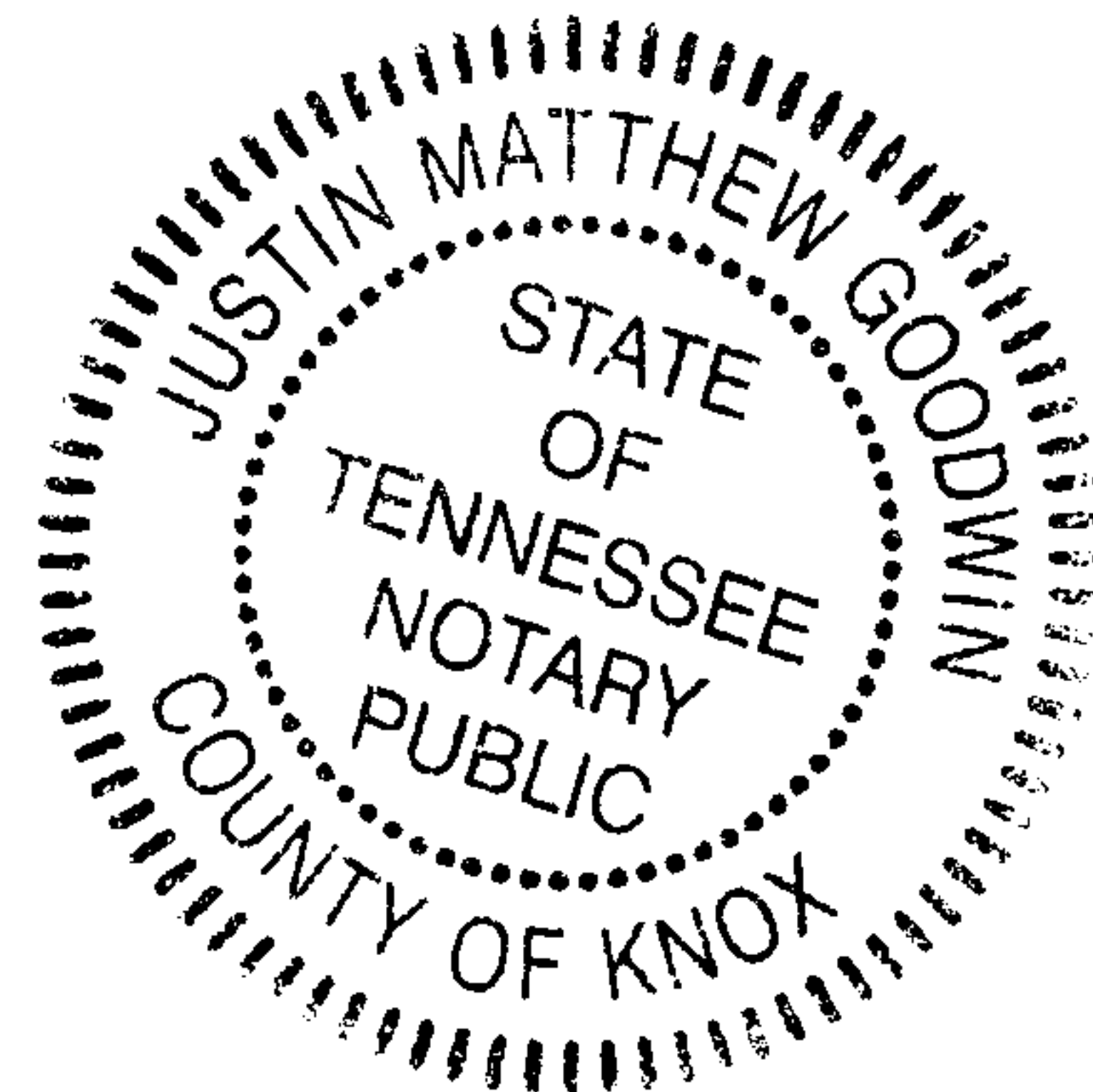
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Edward T. Mileski, whose name as Attorney in Fact for Catherine Rose Mileski, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on December 31, 2015.

Justin Matthew Goodwin  
Notary Public, State of Tennessee

Justin Matthew Goodwin  
Printed Name of Notary

My Commission Expires: 07/08/2017



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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	Catherine Rose Mileski	Grantee's Name	Clyde Beaver Properties, LLC
Mailing Address	3615 Lowes Ferry Road	Mailing Address	7771 Peppertree Highlands Circle
	Louisville, TN 37777		Trussville, AL 35173
Property Address	4050 Saddle Run Circle	Date of Sale	December 31, 2015
	Pelham, AL 35124	Total Purchase Price	\$35,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 of 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 December 31, 2015

☐ Unattested


  
(verified by)

Print

Sign

Edward T. Mileski, Her Attorney in Fact  
Edward T. Mileski, Her Attorney in Fact  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

  
20160107000005890 3/3 \$55.00  
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