

SEND TAX NOTICE TO:
(Name) TNS ENTERPRISES
(Address) 31 DOGWOOD DR CALERA AL 35040

This Instrument was prepared by:

(Name) Thomas M Porter

(Address) 31 DOGWOOD DR
CALERA, AL 35040



20160119000017660 1/3 \$162.50
Shelby Cnty Judge of Probate, AL
01/19/2016 09:45:27 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents, that in consideration of \$ 10.00 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, THOMAS M PORTER AND CAROL C PORTER, HUSBAND AND WIFE, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto TNS ENTERPRISES (herein referred to as GRANTEES), the following described real estate situated in SHELBY County, Alabama, to wit:

5 SCOTTSDALE DRIVE, ALABASTER, AL 35007

Lot 5, according to the survey of Scottsdale, as recorded in Map Book 6, Page 101, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for the year 2015 and subsequent years, easements, restrictions, reservations, rights of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

This deed was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 noted 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 22nd day of December, 2015.

THOMAS M PORTER

CAROL C PORTER

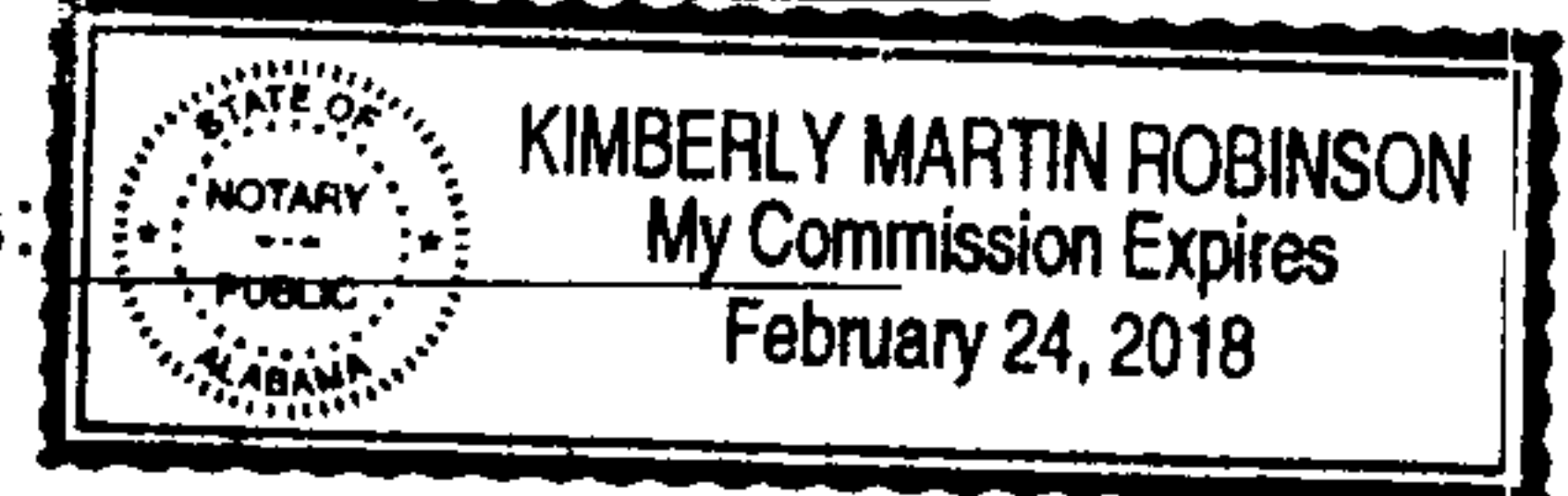
STATE OF ALABAMA)
COUNTY OF SHELBY) ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS M PORTER AND CAROL C PORTER whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, she, or they, executed the same voluntarily on the day the same bears date.

Given under my hand this 29th day of December, 2015.

Kimberly Martin Robinson
Notary Public

My Commission Expires:



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Real Estate Sales Validation Form

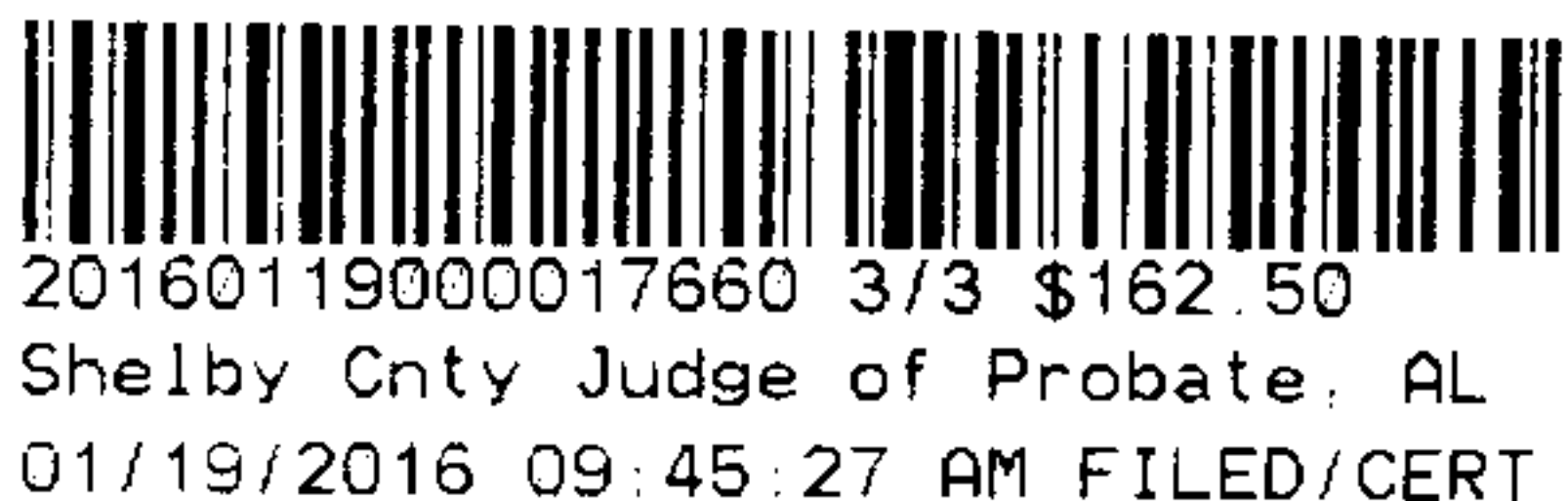
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name THOMAS M + CAROL C PORTER
Mailing Address 31 DOGWOOD DR
CALERA, AL 35040

Grantee's Name TNS ENTERPRISES
Mailing Address 31 DOGWOOD DR
CALERA, AL 35040

Property Address 5 SCOTTSDALE DR
ALABASTER, AL 35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$142,300



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 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 _____

☒ Unattested

Karen Nielsen
(verified by)

Sign _____

THOMAS M PORTER
(Grantor/Grantee/Owner/Agent) circle one