

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

WILLIAM RYAN LEMON
233 FALLING WATERS WAY
MAYLENE, ALABAMA 35114

WARRANTY DEED

20160201000030870

02/01/2016 08:40:11 AM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars (\$169,900.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, ANDERSON HOMES, LLC, an Alabama limited liability company (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto WILLIAM RYAN LEMON (herein referred to as "Grantee"), all of its right, title, and interest in the following described real estate, situated in SHELBY, Alabama, to wit:

LOT 14, ACCORDING TO THE FINAL PLAT CROSS CREEK SUBDIVISION, AS RECORDED IN MAP BOOK 38, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

\$166,822 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

And the Grantor does for itself, its successors and assigns covenant with the said Grantee, and his assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted 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 said Grantee, and his assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor by SHANNON PATE, as Member of ANDERSON HOMES, LLC, an Alabama limited liability company who is authorized to execute this conveyance has hereunto sets its signature and seal, this 29th day of JANUARY, 2016.

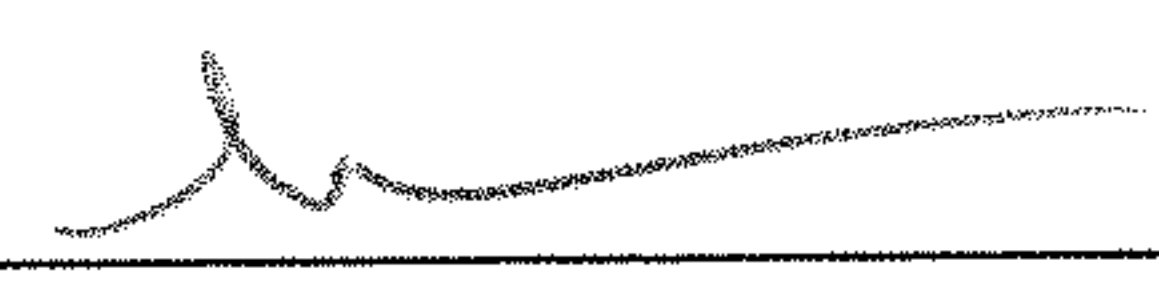
ANDERSON HOMES, LLC

By: 
SHANNON PATE, MEMBER

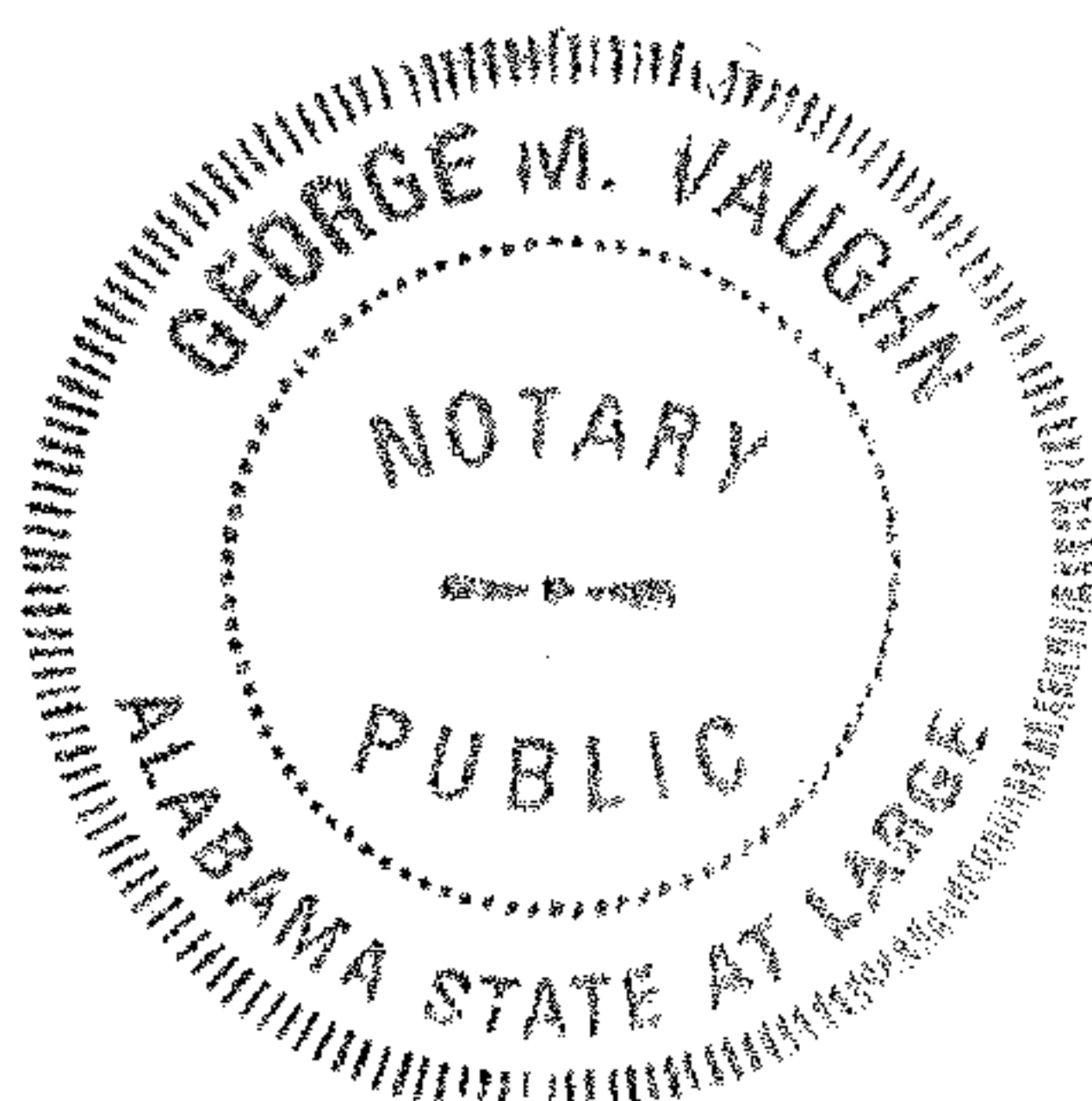
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that SHANNON PATE, whose name as Member of ANDERSON HOMES, LLC, an Alabama limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 29th day of JANUARY, 2016.


Notary Public

My Commission Expires: 9/18/2017



Real Estate Sales Validation Form

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

Grantor's Name Anderson Homes, LLC
 Mailing Address c/o George Vaughn
300 Cahoon Park Circle Ste 200
Birmingham AL 35244

Grantee's Name William Ryan Lemon
 Mailing Address 233 Falling Waters Way
Maylene, AL 35114

Property Address 233 Falling Waters Way
Maylene, AL 35114

Date of Sale 1/29/2016

Total Purchase Price \$ 169,900

20160201000030870 02/01/2016

08:40:11 AM DEEDS 2/2

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 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 1/29/2016

Print George Vaughn

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/01/2016 08:40:11 AM
 \$20.50 CHERRY
 20160201000030870

[Signature]