

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
AHT PROPERTIES, LLC
2714 WELLINGTON DRIVE
PELHAM, ALABAMA 35124

WARRANTY DEED

20160212000045380
02/12/2016 08:26:55 AM
DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Ten Thousand and 00/100 Dollars (\$10,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, LORI POSEY THOMPSON, as Personal Representative of the Estate of Melba K. Posey, (SHELBY County, Alabama Case No. PR-2015-000670), (herein referred to as "Grantor"), do grant, bargain, sell, and convey unto AHT PROPERTIES LLC (herein referred to as "Grantee"), all of its right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

LOT 7, BLOCK 1, ACCORDING TO THE SURVEY OF MISSION HILLS FIRST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

MELBA K. POSEY AND MELBA LOU JEAN POSEY ARE ONE AND THE SAME PERSON

*MELBA K. POSEY IS THE SURVIVING GRANTEE OF THAT DEED RECORDED IN BOOK 312, PAGE 859, BENJAMIN FRANK POSEY HAVING DIED ON OR ABOUT APRIL 22, 2011.

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 I/we do for ourselves and for my/our heirs, executors, and administrators covenant with the said Grantee, and its assigns, that I/we are lawfully seized in fee simple of said premises; that it is 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 heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and its assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set her hands and seals, this 8th day of FEBRUARY, 2016.

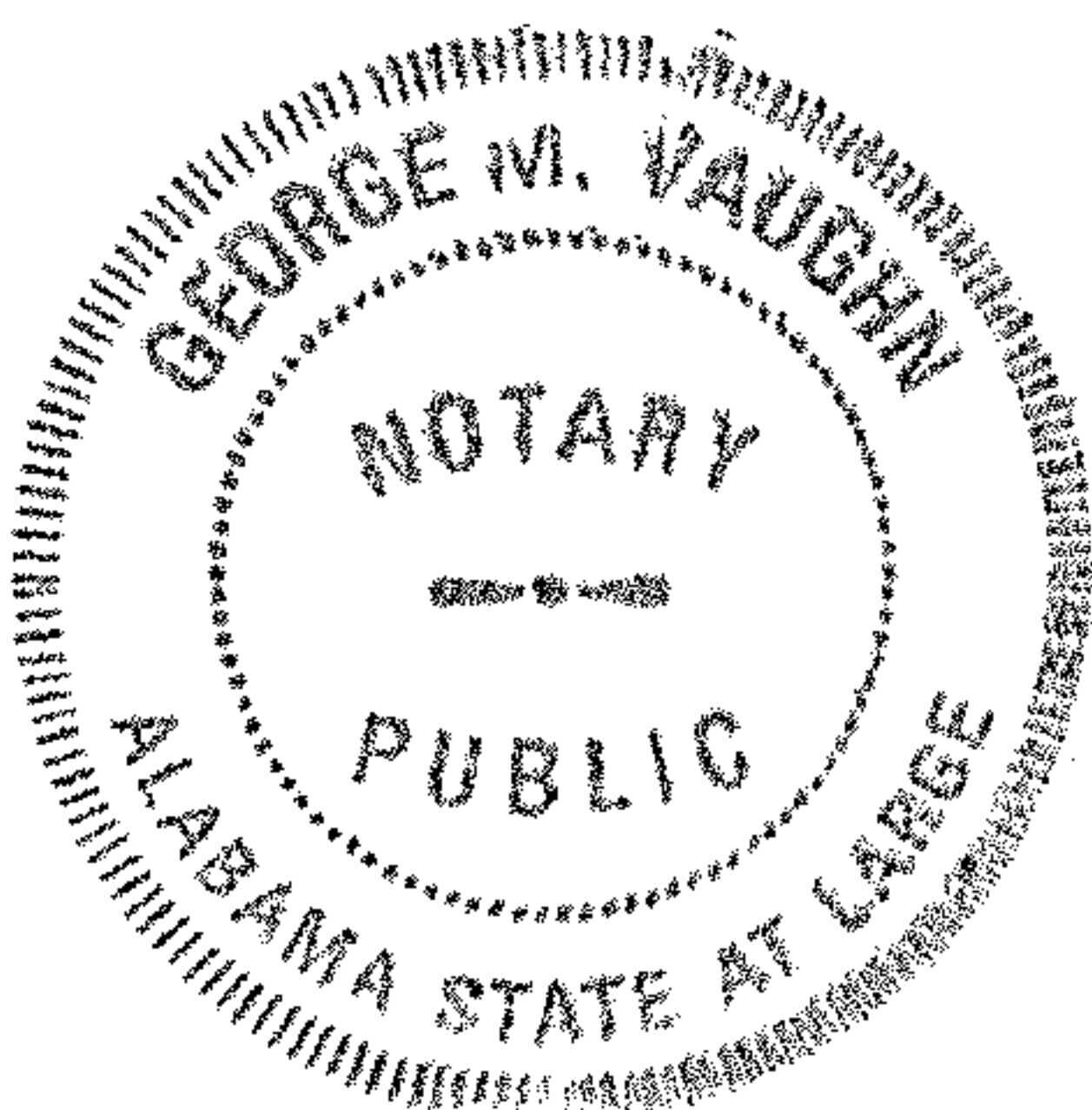
Lori Posey Thompson

LORI POSEY THOMPSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF MELBA K. POSEY, DECEASED (SHELBY COUNTY, ALABAMA, CASE NO. PR-2015-000670)

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, LORI POSEY THOMPSON as PERSONAL REPRESENTATIVE of the Estate of MELBA K. POSEY, 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, she, in her capacity as PERSONAL REPRESENTATIVE, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of FEBRUARY, 2016.



George M. Vaughn
Notary Public

My Commission Expires: 9/15/2017

Real Estate Sales Validation Form

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

Grantor's Name Estate of Posey
Mailing Address 2714 Wellington Drive
Pelham AL 35127

Grantee's Name AHT Properties, LLC
Mailing Address 2714 Wellington Drive
Pelham, AL 35127

Property Address 113 Old Spanish Trail
Albinston AL 35007

Date of Sale 2/8/2016

Total Purchase Price \$ 10,000

20160212000045380

02/12/2016 08:26:55 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 2/8/2016

Print George Vaughn

☐ Unattested

Sign [Signature]

(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
02/12/2016 08:26:55 AM
\$27.00 CHERRY
20160212000045380

[Signature]