

Send Tax Notice:

Joshua Blake Guthrie
115 Hidden Creek Parkway
Pelham, AL 35124

This Instrument Prepared By:
Stewart & Associates, P. C.
3595 Grandview Parkway Ste 645
Birmingham, AL 35243
PEL1600031

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that inconsideration of the sum of **One Hundred Twenty Nine Thousand Nine Hundred and 00/100 Dollars (\$129,900.00)** and other good and valuable consideration in hand paid to the undersigned, **Shelby Resources, Inc.** (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto **Joshua Blake Guthrie (hereinafter "Grantee")**, the following described real estate situated in Shelby County, State of Alabama, to wit:

Lot 131, according to the Map and Survey of Phase One, Hidden Creek III, as recorded in Map Book 26, Page 13, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, easements, conditions, covenants and restrictions of record.

Subject to the outstanding right of redemption which exists as a result of that certain foreclosure deed dated August 7, 2015 recorded in Instrument No 20150821000291950 in the Probate Office of Shelby County, Alabama. Said redemption period expiring on August 7, 2016.

TO HAVE AND TO HOLD unto the Grantee, and unto his heirs executors, administrators and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

WITNESS my hand and seal this 25th day of February, 2016

Shelby Resources, Inc.



By Michael D. Phillips
Its: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that MICHAEL D. PHILLIPS as PRESIDENT for SHELBY RESOURCES, INC. an Alabama Corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such officer and full authority executed the same voluntarily for and as the act of said corporation on the same bears date..

GIVEN under my hand and seal this the 25th day of February, 2016.

20160229000061720 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
02/29/2016 11:55:05 AM FILED/CERT



Notary Public

My Commission Expires:

3/25/17

Real Estate Sales Validation Form

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

Grantor's Name SHELBY RESOURCES, INC
Mailing Address PO Box 419
PELHAM, AL 35124

Grantee's Name JOSHUA BLAKE GUTHRIE
Mailing Address 115 HIDDEN CREEK PKWY
PELHAM, AL 35124

Property Address 115 HIDDEN CREEK PKWY
PELHAM, AL 35124

Date of Sale 2-25-16

Total Purchase Price \$ 129,000

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

☒ Sales Contract

☐ Other

☒ 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 2-25-16

Print

DAVID W. LEWIS

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20160229000061720 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
02/29/2016 11:55:05 AM FILED/CERT