

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Anne D. Isaacs
116 Cape Cod Circle
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,



20160301000064250 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
03/01/2016 09:34:39 AM FILED/CERT

That in consideration of One hundred thirty five thousand and 00/100(\$135,00.00) DOLLARS (of which amount \$128,250.00 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Chestnut Partners, LLC, an Alabama limited liability company (herein referred to as grantors) do grant, bargain, sell and convey unto Anne D. Isaacs (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 10, according to the Survey of First Sector Portsouth, as recorded in Map Book 6, page 22, in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this February 26, 2016

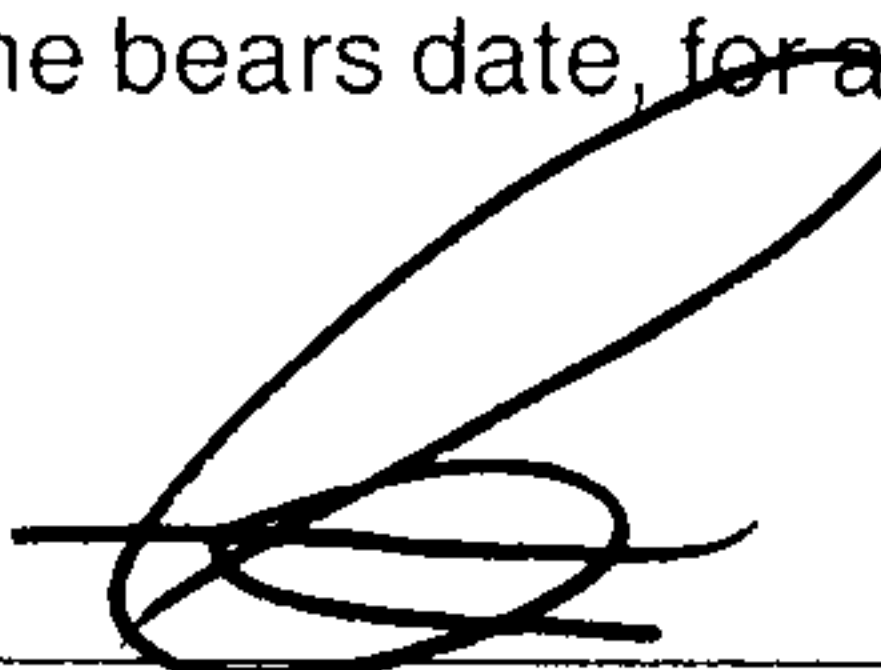
_____(SEAL)

 (SEAL)
Chestnut Partners, LLC, Bryan Miles,
Member

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bryan Miles, whose name as Member of Chestnut Partners, 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 on the day the same bears date, for and as the act of said entity.

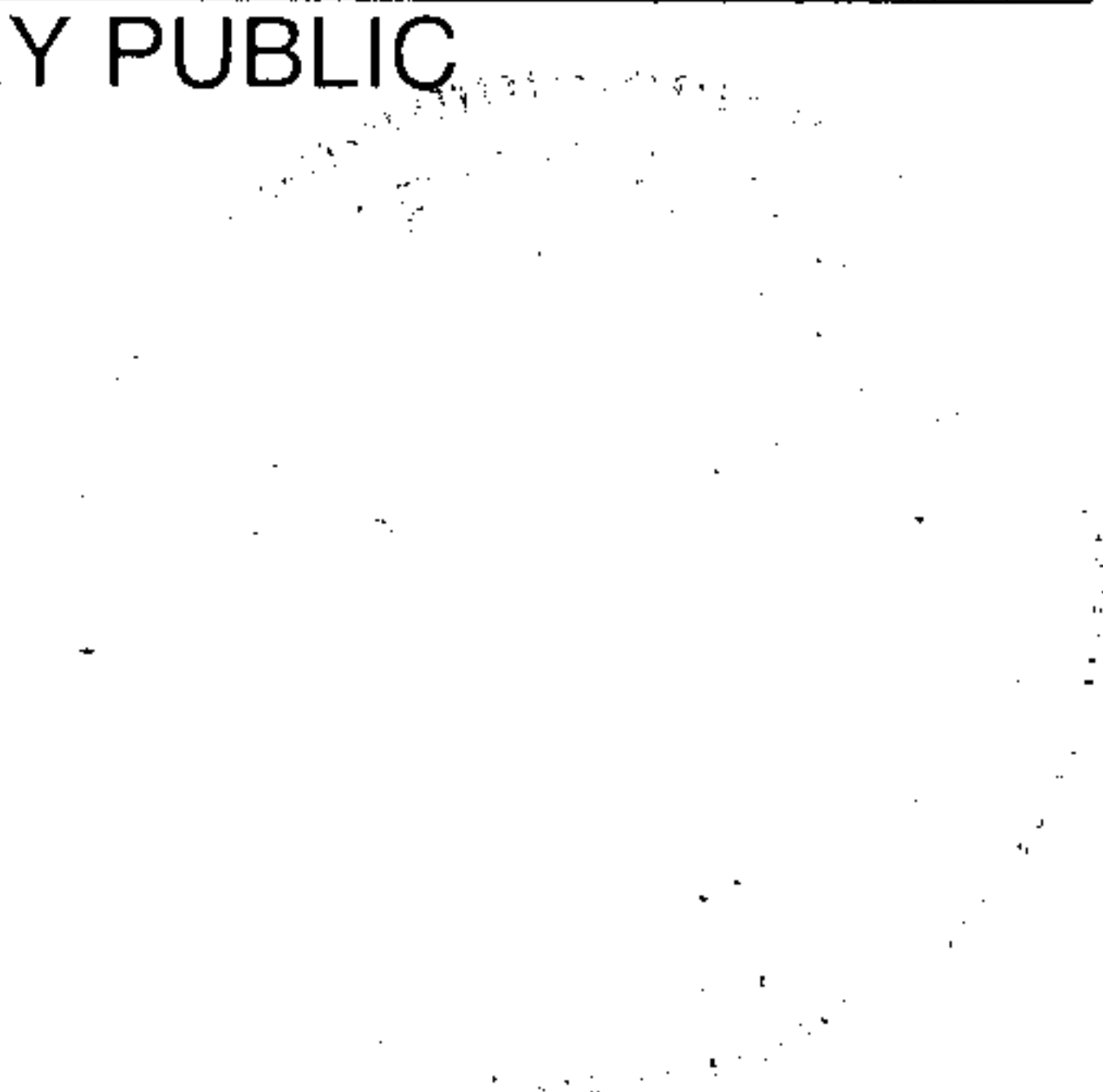
Given under my hand and official seal on February 26, 2016



NOTARY PUBLIC

My commission expires: March 20, 2016

Shelby County, AL 03/01/2016
State of Alabama
Deed Tax:\$7.00



Real Estate Sales Validation Form

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

Grantor's name: Chestnut Partners, LLC
Mailing address: 991 Beech Ln, Bham AL

Property address: 116 Cape Cod Cir, Alabaster, AL

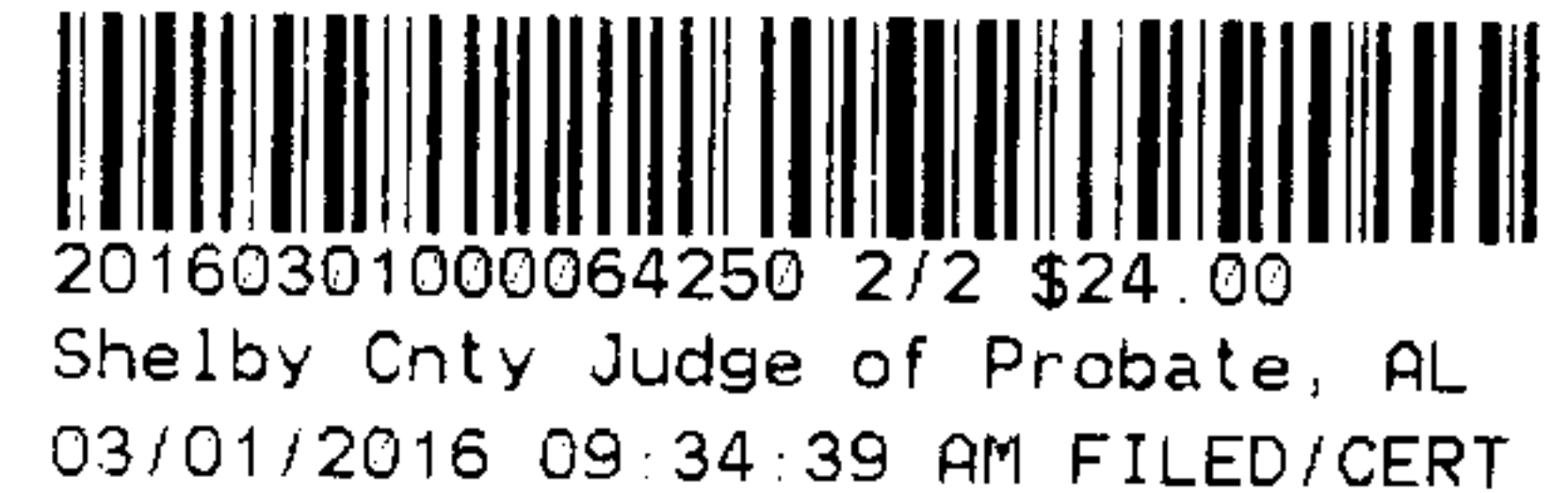
Grantee's Name: Anne D. Isaacs
Mailing address: 116 Cape Cod Cir, Alabaster, AL

Date of Sale: February 26, 2016
Total Purchase Price: \$135,000.00

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 value _____



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 estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date: February 26, 2016

Print name: Alan C. Keith

☒ Unattested

(Verified by)

Sign:

Grantor, Grantee or Closing agent (Circle One)