

This Instrument Was Prepared By:
Western Properties, LLC
PO Box 3610
Hueytown, Alabama 35023
(205) 663-9020

Send Tax Notice:
Grady Scott Lovelady
3347 Pelham Pkwy
Pelham, Alabama 35124

STATE OF ALABAMA

)

WARRANTY DEED

SHELBY COUNTY

)



20160315000083290 1/3 \$39.50
Shelby Cnty Judge of Probate, AL
03/15/2016 01:37:45 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Nineteen Thousand Five Hundred and 00/100 Dollars (\$19,500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Western Properties, LLC, an Alabama Limited Liability Company**, hereinafter called "Grantors," do hereby grant, bargain, sell and convey unto **Grady Scott Lovelady, an unmarried man** hereinafter called "Grantee" all of its right, title and interest, in the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 30, according to the Final Plat of Patriot Point, as recorded in Map Book 38, Page 93, in the office of the Judge of Probate of Shelby County, Alabama.

Note: No Dollar and No/100 (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Subject to all items of record.

TO HAVE AND TO HOLD unto the said GRANTEE, and the Grantee's transferees and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and the Grantee's transferees and assigns that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; and that grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said GRANTEE, and the Grantee's transferees and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 30th day of March, 2012.

Shelby County, AL 03/15/2016
State of Alabama
Deed Tax: \$19.50



20160315000083290 2/3 \$39.50
Shelby Cnty Judge of Probate, AL
03/15/2016 01:37:45 PM FILED/CERT

IN WITNESS WHEREOF, the undersigned, being duly authorized by the Grantor herein, does hereunto set my hand and seal as of Western Properties, LLC on March 30, 2012.

GRANTOR

(L.S)

Western Properties, LLC
By: Jason E. Spinks
Managing Member

STATE OF ALABAMA

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ACKNOWLEDGMENT

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SHELBY COUNTY

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I, Elizabeth S. Smitherman, a Notary Public for the State at Large, hereby certify that Jason E. Spinks, whose name as Managing Member of Western Properties, LLC, is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he, as such Managing Member, and with full authority, executed the same voluntarily for and as the act of the Limited Liability Company

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30th day of March, 2012.

NOTARY PUBLIC
My Commission Expires: 2-16-16
~~02/17/20~~

Real Estate Sales Validation Form

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

Grantor's Name Western Properties, LLC
Mailing Address PO Box 3616
Hueytown, AL 35023

Grantee's Name Gredy Scott Lavelle
Mailing Address 3547 Pelham Pkwy
Pelham

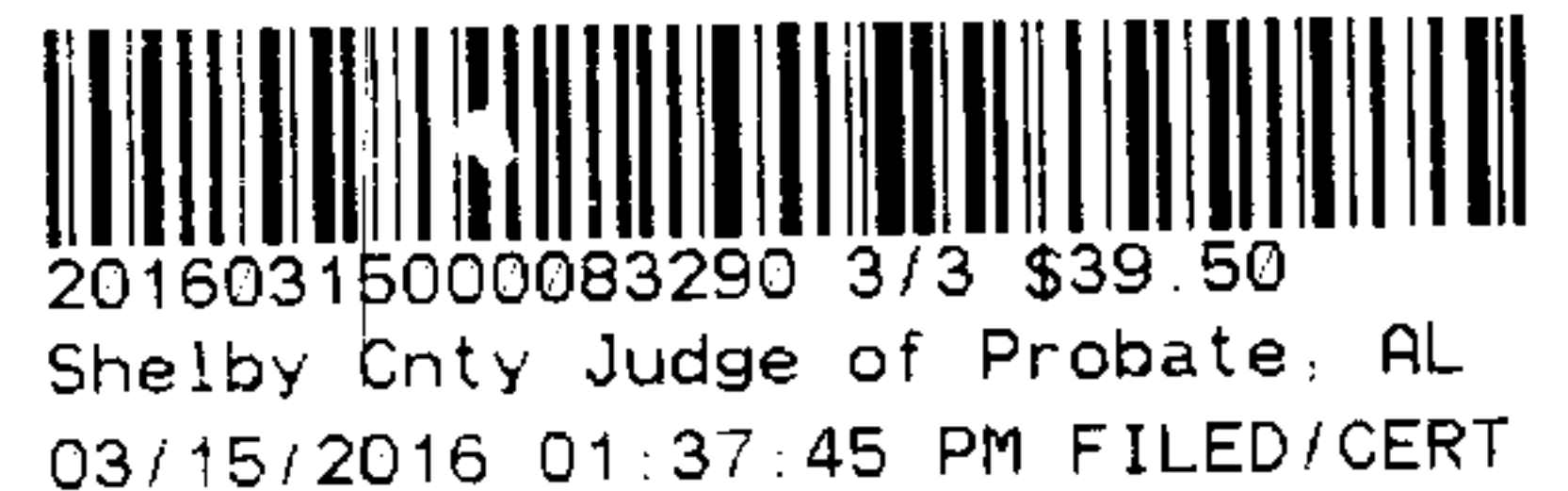
Property Address 108 Patrick Point Drive
Montevallo, AL 35115

Date of Sale 3-30-12
Total Purchase Price \$ 19,500.00
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 3-15-16

Print [Signature]

Sign [Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one