

CORPORATION FORM WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Marcell Dunn
832 Michelle Manor
Calera, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

20160512000160780
05/12/2016 08:46:58 AM
DEEDS 1/2

Know All Men by These Presents: That in consideration of **One Hundred Sixty-Nine Thousand Nine Hundred and no/100 Dollars (\$169,900.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **LAKE MARTIN INVESTMENT GROUP, LLC**, (herein referred to as Grantor), grant, bargain, sell and convey unto **MARCELL DUNN** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 114, according to the Survey of Waterstone Phase 3, as recorded in Map Book 44, Page 118, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$166,822.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Andrew McGreer**, its **Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 14th day of March, 2016.

Lake Martin Investment Group, LLC



BY: Andrew McGreer, ITS: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Andrew McGreer**, whose name as **Member** of **LAKE MARTIN INVESTMENT GROUP, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 14th day of March, 2016.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017


Notary Public

My Commission Expires: 02/22/2017

Real Estate Sales Validation Form

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

Grantor's Name Lake Martin Investment
Mailing Address Group, LLC
1888 Point Windy Dr.
Jackson's Gap, AL 36861

Grantee's Name Marcell Dunn
Mailing Address
832 Michelle Manor
Calera, AL 35040

Property Address 832 Michelle Manor
Calera, AL 35040

Date of Sale 03/14/2016
Total Purchase Price \$ 169,900.00

Or

Actual Value \$

Or

Assessor's Market Value \$

20160512000160780 05/12/2016 08:46:58 AM
DEEDS 2/2

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

Print B. CHRISTOPHER BATTLES

Unattested
(verified by)

Sign
(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
05/12/2016 08:46:58 AM
\$20.50 CHERRY
20160512000160780

A handwritten signature in dark ink, appearing to read "James W. Fuhrmeister", is written over the official stamp area.