

Send tax notice to:
Chad W. Balentine & Natasha Miles
1778 21st Avenue
Calera, AL 35040

This instrument prepared by:
 Stewart & Associates, P.C./S. Kent Stewart
 3595 Grandview Pkwy, #645
 Birmingham, Alabama 35243

STATE OF ALABAMA
 COUNTY OF Shelby

20160729000265860

07/29/2016 08:19:26 AM

WARRANTY DEED

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Ninety Five Thousand and 00/100 Dollars (\$95,000.00) in hand paid to the undersigned, **Bi-Pod Industries, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor") by Chad W. Balentine and Natasha Miles (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to Robert Pledgers resurvey of part of Blocks 262, 263 and 265, according to the Dunstons Map of the Town of Calera, as recorded in Map Book 4, Page 1, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.


\$ 97,686.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Bi-Pod Industries, LLC an Alabama Limited Liability Company, by David G. Comer its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 27TH day of July, 2016.

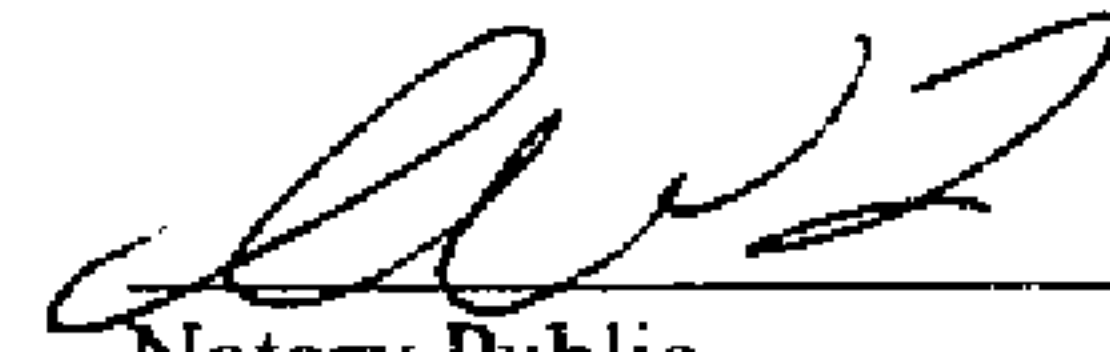
Bi-Pod Industries, LLC,
 an Alabama limited Liability
 Company

By: 
 David G. Comer
 Its: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David G. Comer whose name as Member of Bi-Pod Industries, LLC an limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 27TH day of July, 2016.



Notary Public

Print Name: DAVID W. LEWIS
Commission Expires:

3/25/17



20160729000265860 07/29/2016 08:19:26 AM DEEDS 2/3

Real Estate Sales Validation Form

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

Grantor's Name Bi Pod Industries LLC Grantee's Name Chad W. Balentine
 Mailing Address 304 Hwy 210 Mailing Address Alachua Mules
Catena AL 35040 1778 21st Ave
Catena AL 35040
 Property Address 1778 21st Avenue Date of Sale 7/27/16
Catena AL 35040 Total Purchase Price \$ 95,000
 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
☒ 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 7/27/16

Print David W. Davis

Unattested

Sign

(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
 07/29/2016 08:19:26 AM
 \$22.00 CHERRY
 20160729000265860

[Signature]