


\$ 5,000 Consideration

THIS INSTRUMENT PREPARED BY:
ROBERT O. BURTON, ATTORNEY AT LAW
341 SOUTH CHESTNUT STREET
PRATTVILLE, ALABAMA 36067
PH: (334) 365-2686
FILE#2016-126

SEND TAX NOTICE TO:
ROLLING HILLS CONFERENCE CENTER, INC.
521 HIGHWAY 304
CALERA, AL 35040


20160729000267210 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
07/29/2016 12:39:48 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Dollars and other good and valuable consideration to the undersigned GRANTOR(S) in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the GRANTOR(S):

Sarah C. Dunn 100 E. Pier St., Oxford, Md 21654
1ST GRANTOR NAME & MARITAL STATUS GRANTOR'S FULL ADDRESS

2ND GRANTOR NAME & MARITAL STATUS GRANTOR'S FULL ADDRESS

3RD GRANTOR NAME & MARITAL STATUS GRANTOR'S FULL ADDRESS

4TH GRANTOR NAME & MARITAL STATUS GRANTOR'S FULL ADDRESS

do grant, bargain, sell and convey unto ROLLING HILLS CONFERENCE CENTER, INC., an Alabama NonProfit Corporation, its address is above (herein referred to as GRANTEE), any and all rights, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Condominium Unit No. 118 of Pine Hills, Phase I, a condominium, together with such unit's fractional share of 1/24th of the undivided common areas as shown by the Declaration of Condominium as recorded in Office Records Real Book 47, Page 405, of the Public Records of Shelby County, Alabama.

This conveyance is made subject to restrictions, reservations, rights of way, and easements appearing of record which affect said property.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns, forever.

And the GRANTOR(S) and the heirs, executors, administrators, successors and assigns of the GRANTOR(S) covenant with the said GRANTEE, its successors and assigns, that GRANTOR(S) is/are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that GRANTOR(S) will and the heirs, executors, administrators, successors and assigns of the GRANTOR(S) shall warrant and defend the same to the GRANTEE, its successors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this _____ day of JULY, 2016.

Sarah C. Dunn
1ST GRANTOR

2ND GRANTOR

Shelby County, AL 07/29/2016
State of Alabama
Deed Tax: \$5.00

3RD GRANTOR

4TH GRANTOR

STATE OF Alabama
COUNTY OF Shelby


I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Sarah C. Dunn

(PRINTED OR TYPED NAME OF GRANTOR(S), whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, Grantor(s) executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 8th day of JULY, 2016.

SEAL

Jennifer H. Nelson
NOTARY PUBLIC
My Commission Expires: 08/31/19


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Real Estate Sales Validation Form

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

Grantor's Name Sarah C. Dunn
Mailing Address 100 E. Pier St.
Oxford, MD 21054

Grantee's Name Rolling Hills Conference Center, Inc.
Mailing Address 521 HWY 304
Calera, AL 35040

Property Address Unit 118
Pine Hills Phase I
Condominiums
Calera, AL 35040

Date of Sale 7-8-16

Total Purchase Price \$ 5,000.00

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

Other

Check written to Seller
Directly

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 7/26/16

Print Robert O. Burton, P.C.

☐ Unattested

Sign By:

(Grantor/Grantee/Owner/Agent) circle one

President

Form RT-1

