

# WARRANTY DEED

State of Alabama

Send Tax Notice to: TRANS AM SFE II, LLC  
8300 N. Mopac Expressway, Suite 200,  
Austin, TX, 78759

Shelby County

Know all men by these presents:

That in consideration of ONE HUNDRED AND THIRTY NINE THOUSAND and No/00 Dollars (\$139,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Joyce Lutz, a Widow** mailing address 1201 Hwy 93, Helena, AL, 35080 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **TRANS AM SFE II, LLC** mailing address 5001 Plaza on The Lake, Suite 200, Austin, TX 78746 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 85, according to the Survey of St. Charles Place, Phase 2, Sector 6, as recorded in Map Book 21, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to Easements, Restrictions, and Rights Of Way of Record.

Joyce Lutz is the surviving grantee of the deed filed October 26, 2009 in Instrument No. 20091026000401680. Clara Pitts having died on August 23, 2011.

Parcel Number: 13-5-21-2-000-005.095

Property Address: 725 Claiborne St, Helena, AL, 35080

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 08/30/2016  
State of Alabama  
Deed Tax: \$139.00



20160830000314390 1/3 \$160.00  
Shelby Cnty Judge of Probate, AL  
08/30/2016 12:44:25 PM FILED/CERT

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 4th day of August, 2016.

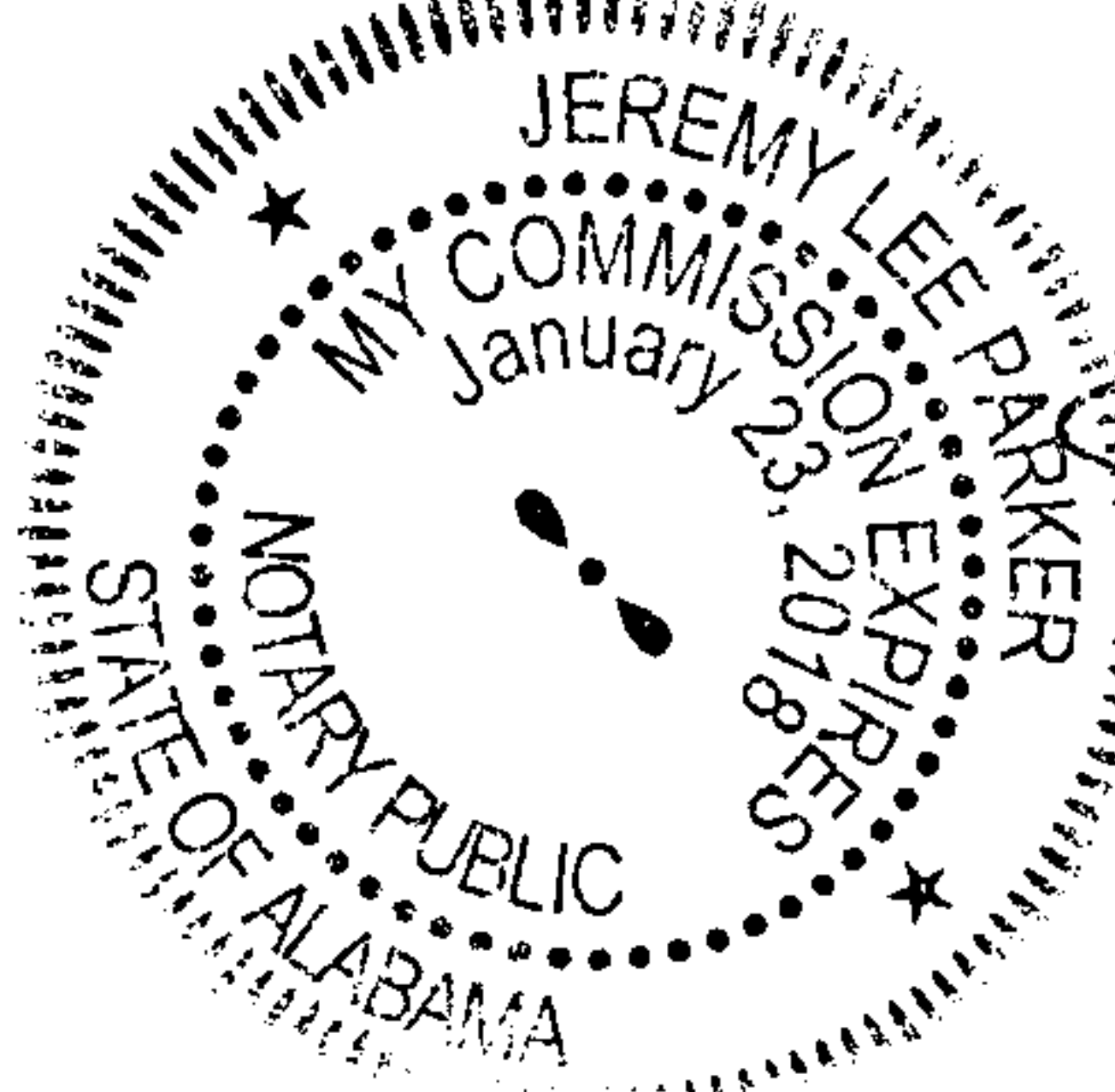
  
Joyce Lutz

STATE OF Alabama  
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Joyce Lutz, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of August, 2016.



  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

1-23-18

Prepared by:  
Parker Law Firm, LLC  
Jeremy L Parker  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216



20160830000314390 2/3 \$160.00  
Shelby Cnty Judge of Probate, AL  
08/30/2016 12:44:25 PM FILED/CERT



## Real Estate Sales Validation Form

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

Grantor's Name JOYCE LUTZ  
Mailing Address 1201 HWY 93  
HELENA, AL 35080

Grantee's Name TRANS AM SFE II, LLC  
Mailing Address 8300 N. Mopac  
Expressway, Suite 200  
Austin, TX 78759

Property Address 725 CLAIBORNE STREET  
HELENA, AL 35080

Date of Sale 8-4-2016  
Total Purchase Price \$ 139,000.00  
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

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 Joyce Lutz

☐ Unattested

Sign Joyce Lutz

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20160830000314390 3/3 \$160.00  
Shelby Cnty Judge of Probate, AL  
08/30/2016 12:44:25 PM FILED/CERT