

This Instrument was Prepared by:  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P.O. Box 653  
Birmingham, AL 35201

Send Tax Notice To: Jeremy K. Collins  
124 Forest Ridge Road  
Maylene, AL 35114

Limited Liability Company FORM WARRANTY DEED

State of Alabama } Know All Men by These Presents:  
Shelby County

That in consideration of the sum of **One Hundred Twenty Seven Thousand Five Hundred Dollars and No Cents (\$127,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Real Estate Ready, LLC, whose mailing address is 2201 Royal Crest Circle, Birmingham, AL 35216** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Jeremy K. Collins, whose mailing address is 124 Forest Ridge Road, Maylene, AL 35114** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 124 Forest Ridge Road, Maylene, AL 35114**; to wit;

LOT 39, IN WOODLAND HILLS, FIRST PHASE, FIFTH SECTOR, A RESIDENTIAL SUBDIVISION, ACCORDING TO THE MAP OF WOODLAND HILLS, AS RECORDED IN MAP BOOK 7, PAGE 152, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ of the purchase price is being paid by a mortgage being simultaneously recorded herewith.

All taxes for the year 2016 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 7, Page 152.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 7, Page 152.

Building setback line of 35 feet reserved from Forest Ridge Road as shown by plat.

Easements as shown by recorded plat, including a 15 foot easement on the northerly side of the lot.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 31, Page 490 in the Probate Office of Shelby County, Alabama.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 107 page 526 in the Probate Office.

Right(s) of Way(s) granted to Alabama Power Company and South Central Bell by instrument(s) recorded in Deed Book 321 page 911 in Probate Office.

Restrictions, limitations, conditions and other provisions as set out in Map Book 7 page 152 in the Probate Office.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, Wayne Welch, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of September, 2016.

REAL ESTATE READY, LLC

Wayne Welch, member

Wayne Welch  
Managing Member

State of Alabama

} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Wayne Welch, whose name as Managing Member of Real Estate Ready, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he 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 13th day of September, 2016.

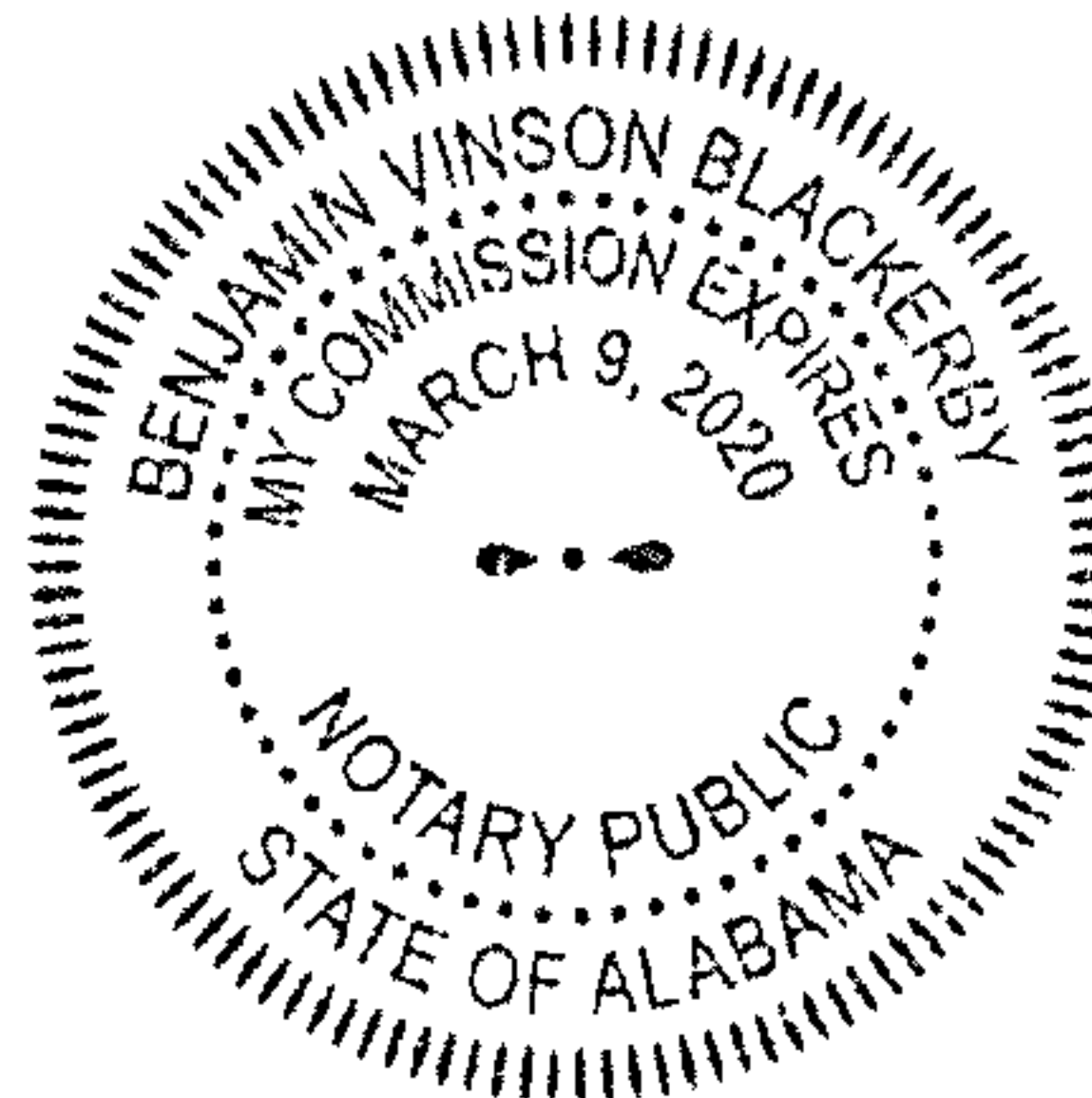
Benjamin Vinson Blackery

Notary Public, State of Alabama

the undersigned authority

Printed Name of Notary

My Commission Expires: 3-9-20



Real Estate Sales Validation Form

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

Grantor's Name	Real Estate Ready, LLC	Grantee's Name	Jeremy K. Collins
Mailing Address	2201 Royal Crest Circle	Mailing Address	124 Forest Ridge Road
	Birmingham, AL 35216		Maylene, AL 35114
Property Address	124 Forest Ridge Road	Date of Sale	September 13, 2016
	Maylene, AL 35114	Total Purchase Price	\$127,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.


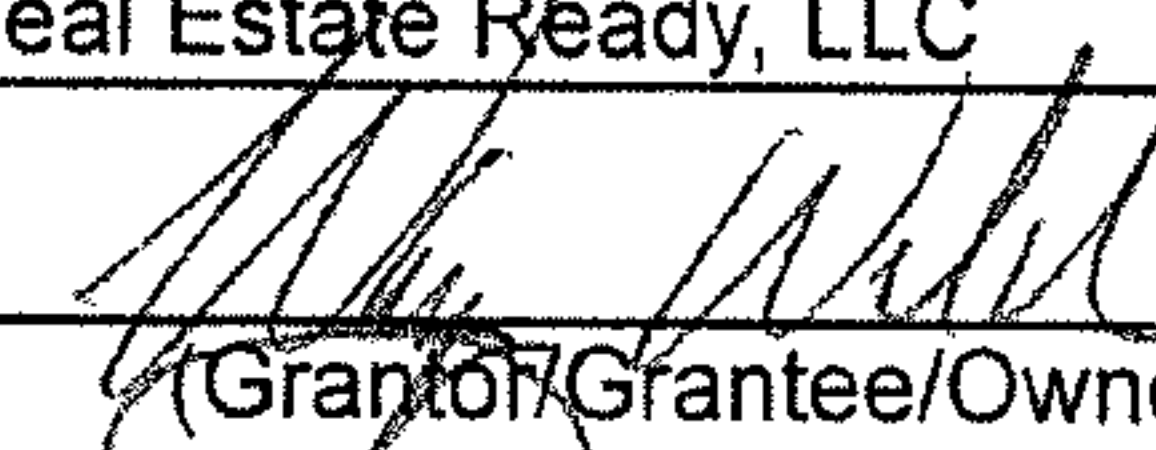
Date of Sale - the date on which interest to the property was conveyed.

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.

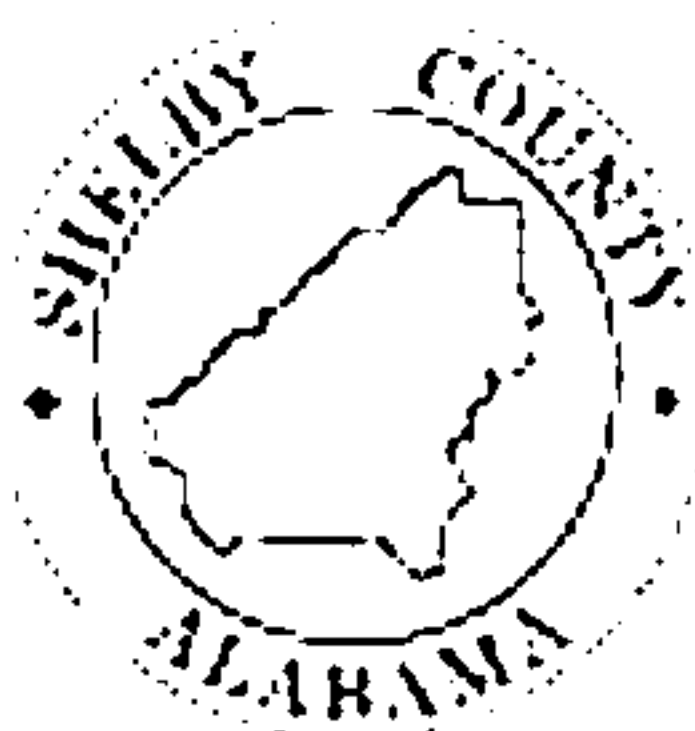
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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	September 10, 2016	Print	Real Estate Ready, LLC
<input type="checkbox"/> 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  
09/19/2016 01:39:41 PM  
\$23.50 CHERRY  
20160919000341650