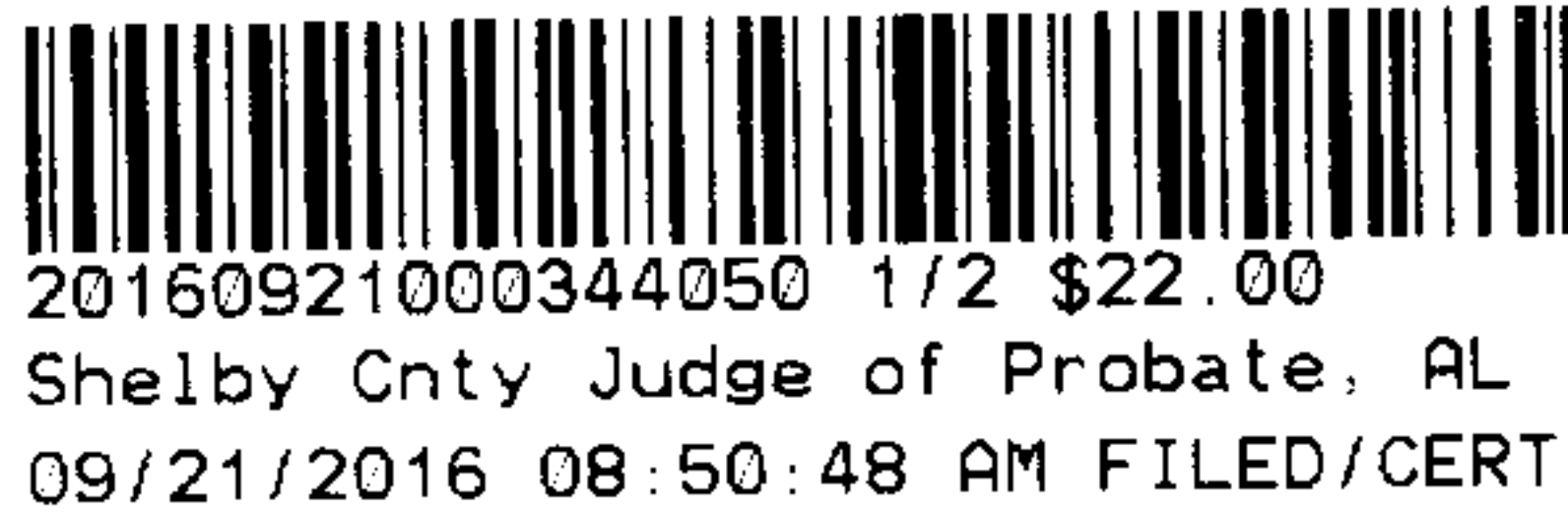


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:

**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**



Send Tax Notice to:

**James Daniel Alverson**  
*164 Anglin Lane*  
*Shelby, AL 35143*

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **FOUR THOUSAND DOLLARS and NO/100 (\$4,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Western REI, LLC**, grant, bargain, sell and convey unto **James Daniel Alverson** the following described real estate, situated in: Shelby County, Alabama, to-wit:

**Parcel 2**

***Commence at the SW Corner of Section 24, Township 24 North, Range 15 East, Shelby County, Alabama; thence N90°00'00"E, a distance of 281.40' to the POINT OF BEGINNING; thence N63°52'55"E, a distance of 626.32'; thence S44°51'59"E, a distance of 23.88'; thence S61°37'24"W, a distance of 617.27; thence N46°14'37"W, a distance of 49.99' to the POINT OF BEGINNING.***

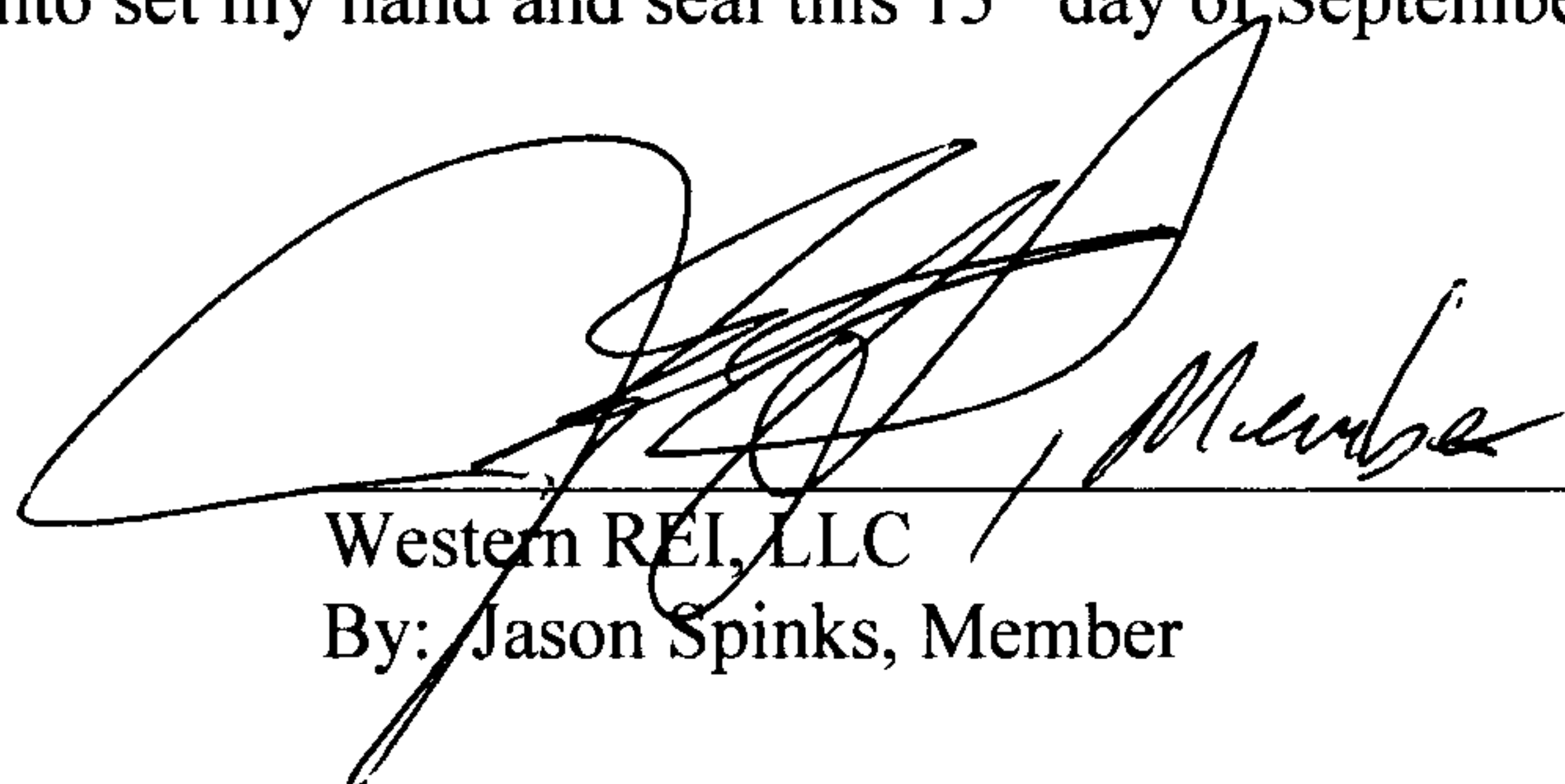
Subject to taxes for 2016 and subsequent years, restrictions, easements and rights of way of record.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 15<sup>th</sup> day of September, 2016.

Shelby County, AL 09/21/2016  
State of Alabama  
Deed Tax: \$4.00

  
Western REI, LLC  
By: Jason Spinks, Member

**STATE OF ALABAMA**  
**SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Western REI, LLC, by Jason Spinks, member, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of September, 2016.

**Notary Public**  
My Commission Expires:

**CHRISTOPHER BATTLES**  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
February 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 Western REI LLC  
Mailing Address P.O. Box 3610  
Huntsville, AL 35893

Grantee's Name James Daniel Alverson  
Mailing Address 164 Amy Ln  
Shelby, AL 35143

Property Address \_\_\_\_\_  
155 Reed Creek Ln  
Shelby, AL 35143

Date of Sale 9-15-16  
Total Purchase Price \$ 4000.00


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

  
20160921000344050 2/2 \$22.00  
Shelby Cnty Judge of Probate, AL  
09/21/2016 08:50:48 AM FILED/CERT

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 9-15-16

Print \_\_\_\_\_

Sign X

(Grantor/Grantee/Owner/Agent) circle one

Unattested \_\_\_\_\_

(verified by)

Print Form

Form RT-1