

THIS DEED WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY.

PREPARED BY:
FOSTER D. KEY
P.O. BOX 360345
BIRMINGHAM, AL 35236

SEND TAX NOTICE TO:
UNDERDOG PROPERTIES, LLC
4580 RIVERVIEW DRIVE
BIRMINGHAM, AL 35244

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars and 00/100 (\$10.00) to the undersigned GRANTOR in hand paid by the Grantee herein, the receipt whereof is acknowledged, DEBRA A. MADER, a single woman [herein referred to as Grantor], do grant, bargain, sell and convey unto Underdog Properties, LLC [herein referred to as GRANTEE], the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 39, according to the Map and Survey of Hidden Creek, Phase One, recorded in Map Book 23, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama.

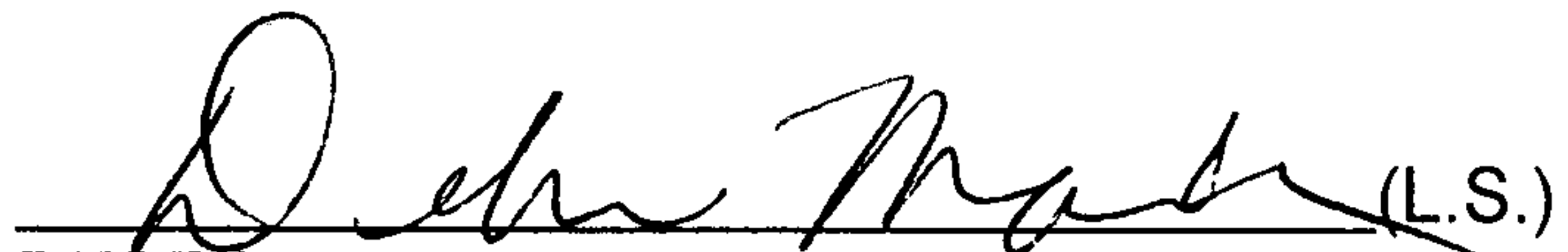
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

This property is not the homestead of the Grantor.

To have and to hold unto the said Grantee, its heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 12 day of August, 2016.

 (L.S.)
DEBRA A. MADER

Shelby County, AL 09/29/2016
State of Alabama
Deed Tax: \$113.00


20160929000356740 1/3 \$134.00
Shelby Cnty Judge of Probate: AL
09/29/2016 10:53:22 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

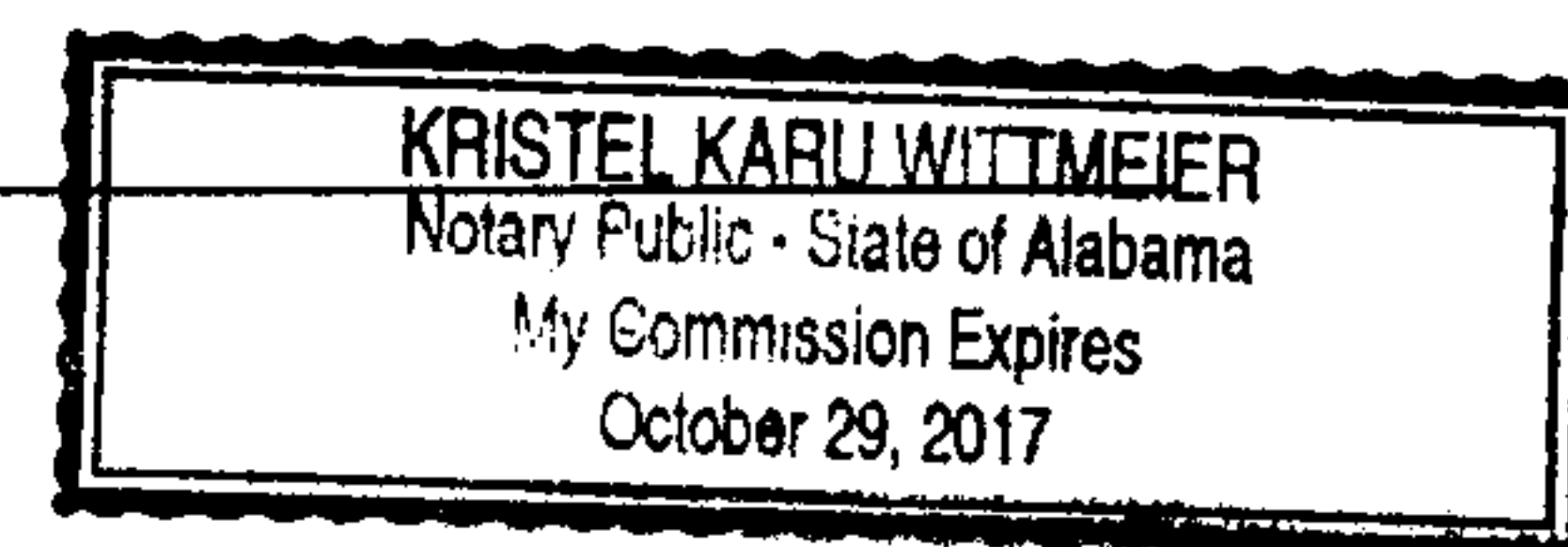
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DEBRA A. MADER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of August, 2016.

Kristel Karu Wittmeier

Notary Public

My Commission Expires _____



20160929000356740 2/3 \$134.00
Shelby Cnty Judge of Probate, AL
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Grantor's Name: Debra A. Mader

Grantee's name: Underdog Properties, LLC

Mailing Address: 4580 Riverview Drive
Birmingham, AL 35244

4580 Riverview Drive
Birmingham, AL 35244

Property Address: 117 Hidden Creek Circle
Pelham, AL 35124

Date of Sale:
Total Purchase Price: \$10.00

or

Actual Value

or

Assessor's Market Value: \$112,700.00

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statements

☐ Appraisal
☐ Other:



20160929000356740 3/3 \$134.00
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