

Property Address:

10340 North Main Street
Wilsonville, AL 35186

Send Tax Notice to:

Anthelion Enterprises, LLC
Post Office Box 405
Wilsonville, AL 35186-8508

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

:

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

20161004000363930 1/3 \$137.50
Shelby Cnty Judge of Probate, AL
10/04/2016 03:35:21 PM FILED/CERT

That in consideration of assumption of the mortgage loan burdening the subject property, the receipt and sufficiency of which is hereby acknowledged by **Yolanda G. Tolbert**, a married woman, (hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto **Anthelion Enterprises, LLC**, an Alabama limited liability company, (hereinafter referred to as "Grantee") all of her interest in the following described real estate situated in Shelby County, Alabama:

Commence at the Southeast corner of Section 36, Township 20 South, Range 1 East, being a gun barrel found; thence run northerly along the East boundary of said Section 36 for 270.00 feet to an iron found, being the point of beginning of the parcel herein described; thence continue along the last described course along said East boundary of said Section 36 for 570.00 feet to an iron set; thence turn a deflection angle of 90 degrees 00 minutes to the left and run Westerly for 212.58 feet to an iron set on the East right-of-way line of County Highway 61; thence turn a deflection angle of 93 degrees 47 minutes 22 seconds to the left and run along said right-of-way line along a curve to the left, having a radius of 5689.60 feet and a central angle of 5 degrees 46 minutes 54 seconds, for an arc distance of 474.13 feet to an iron found; thence turn a deflection angle of 80 degrees 25 minutes 44 seconds to the left, from the tangent to the curve, and leaving said right-of-way run Easterly for 145.83 feet to the point of beginning. Said parcel is lying in the Southeast ¼ of the Southeast ¼, Section 36, Township 20 South, Range 1 East (the "Property").

Subject to: (1) 2016 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all mortgages, easements, rights-of-way, restrictions, covenants and encumbrances of record, including, but not limited to, a purchase

money mortgage securing an initial debt of \$145,000 from Grantor to Judy A. Goodwin.

This instrument does not constitute the homestead of Grantor or her spouse.

TO HAVE AND TO HOLD Unto Grantee, its successors and assigns, forever.

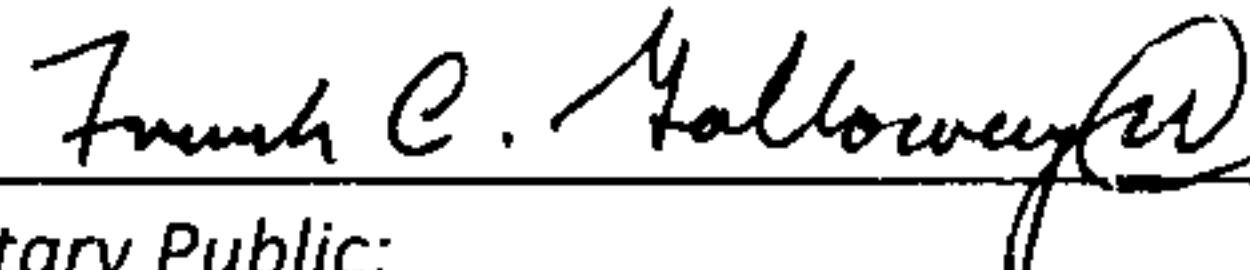
IN WITNESS WHEREOF, it has set its seal, this 30th day of September, 2016.

 (Seal)
[Grantor]

STATE OF ALABAMA)
:
SHELBY COUNTY)


I, the undersigned Notary Public in and for said County, in said State, hereby certify that Yolanda G. Tolbert, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 2016.


Notary Public:
My Commission Expires: 11-15-17

This Instrument Was Prepared by:

Frank C. Galloway III
Galloway, Scott, Moss & Hancock, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209


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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: Yolanda G. Tolbert
Mailing Address: 810 Paradise Cove Lane
Wilsonville, AL 35186

Grantee's Name: Anthelion Enterprises, LLC
Mailing Address: Post Office Box 405
Wilsonville, AL 35186-8508

Property Address: 10340 North Main Street
Wilsonville, AL 35186

Date of Sale: September 30, 2016
Assessor's Market Value: \$116,160.00

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 type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other: 2016 Tax Assessed Value
<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 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).

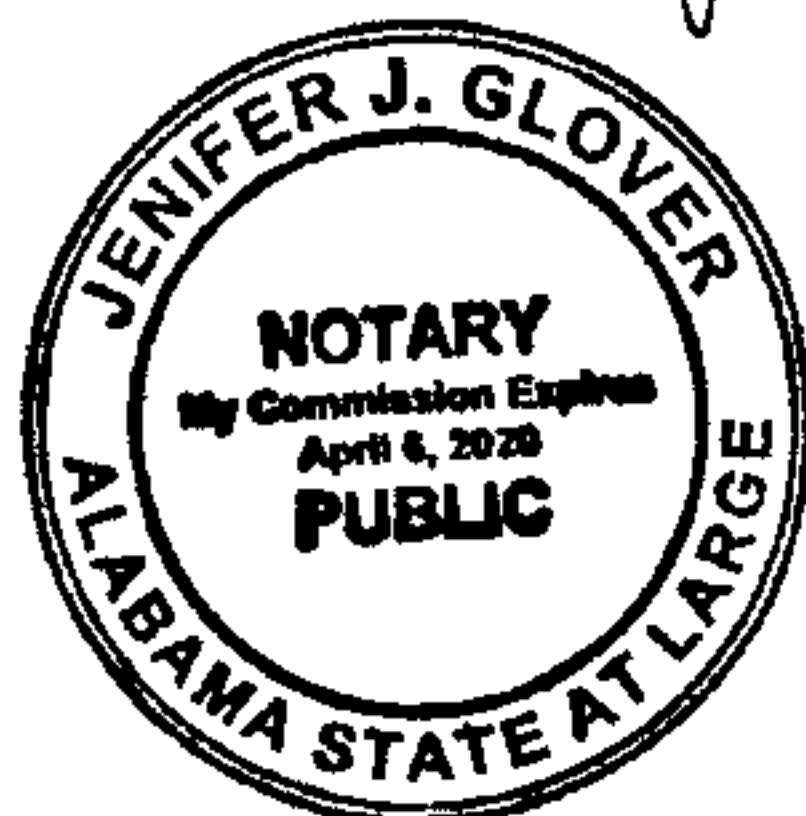
Date October 4, 2016

Print Frank C. Galloway III

Sign Frank C. Galloway III
Agent

Unattested

Jenifer J. Glover
(verified by)



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