

STATUTORY WARRANTY DEED

This instrument was prepared by:

B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

20161104000408890

11/04/2016 02:47:22 PM

DEEDS 1/2

Send tax notice to:

John Fitzgerald
13051 Prospect Ave
Santa Ana, CA 92705

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Sixty-Eight Thousand and no/100 Dollars (\$168,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **SPARTAN INVEST, LLC**, (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **JOHN FITZGERALD** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Being known and designated as: From the NE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 West, run Westerly along the North Boundary line of the said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 West for 361.5 feet to the point of beginning of the land herein described and conveyed; thence continue westerly along the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 199.25 feet; thence turn an angle of 92 degrees 07 minutes to the left and run southerly 208.71 feet; thence turn an angle of 87 degrees 49 minutes 40 seconds to the left and run Easterly 199.05 feet; thence turn an angle of 92 degrees 07 minutes to the left and run northerly 208.71 feet to the point of beginning; being a part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 West, Situated in Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$134,400.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said Grantee, his heirs and assigns forever, together with every contingent remainder and right of reversion.

In Witness Whereof, the said Grantor, by **Lindsay Davis**, its **Authorized Agent**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 22nd day of September, 2016.

Spartan Invest, LLC



BY: Lindsay Davis

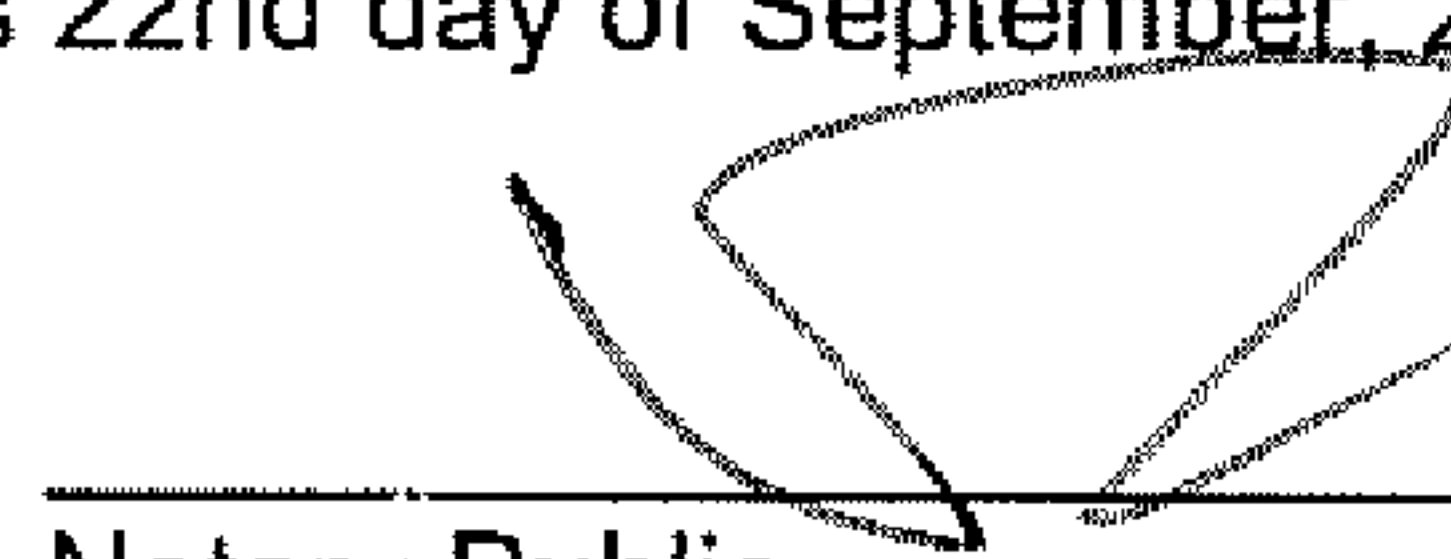
ITS: Authorized Agent

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **Lindsay Davis**, whose name as **Authorized Agent** of **Spartan Invest, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 22nd day of September, 2016.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017


Notary Public

My Commission Expires: 02/22/2017

Real Estate Sales Validation Form

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

Grantor's Name Spartan Invest, LLC
Mailing Address 1110 23rd St S
Birmingham, AL 35205

Grantee's Name John Fitzgerald
Mailing Address 13051 Prospect Ave
Santa Ana, CA 92705

Property Address 469 Dogwood Circle
Birmingham, AL 35244

Date of Sale 09/22/2016
Total Purchase Price \$ 134,400.00

20161104000408890 11/04/2016 02:47:22 PM DEEDS 2/2
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
X Sales Contract
X 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 B. CHRISTOPHER BATTLES

Unattested
(verified by)

Sign
(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
11/04/2016 02:47:22 PM
\$52.00 CHERRY
20161104000408890

[Signature]