

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
Greystone Title, LLC
P.O. Box 382753
Birmingham, AL 35238

20161110000414880
11/10/2016 08:13:38 AM
DEEDS 1/3

STATE OF ALABAMA)
)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

That in consideration of ONE HUNDRED SIXTY-NINE THOUSAND AND NO/100 DOLLARS (\$169,000.00) to the undersigned paid by Grantees herein, the receipt of which is hereby acknowledged, the undersigned VENTURE SOUTH, LLC, An Alabama limited liability company (hereinafter called the Grantor), had granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto MATTHEW S. LAIRD (hereinafter referred to as Grantee), with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, AUGUSTA POINTE, a subdivision according to the Map
thereof, recorded in Map Book 13, page 126, Official Records of
Shelby County, Alabama.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any casements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied

as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto MATTHEW S. LAIRD, with right of survivorship, his successors, heirs and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's death, the entire interest in fee simple shall pass to the successors, heirs and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, VENTURE SOUTH, LLC, an Alabama limited liability company, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 31st day of October, 2016.

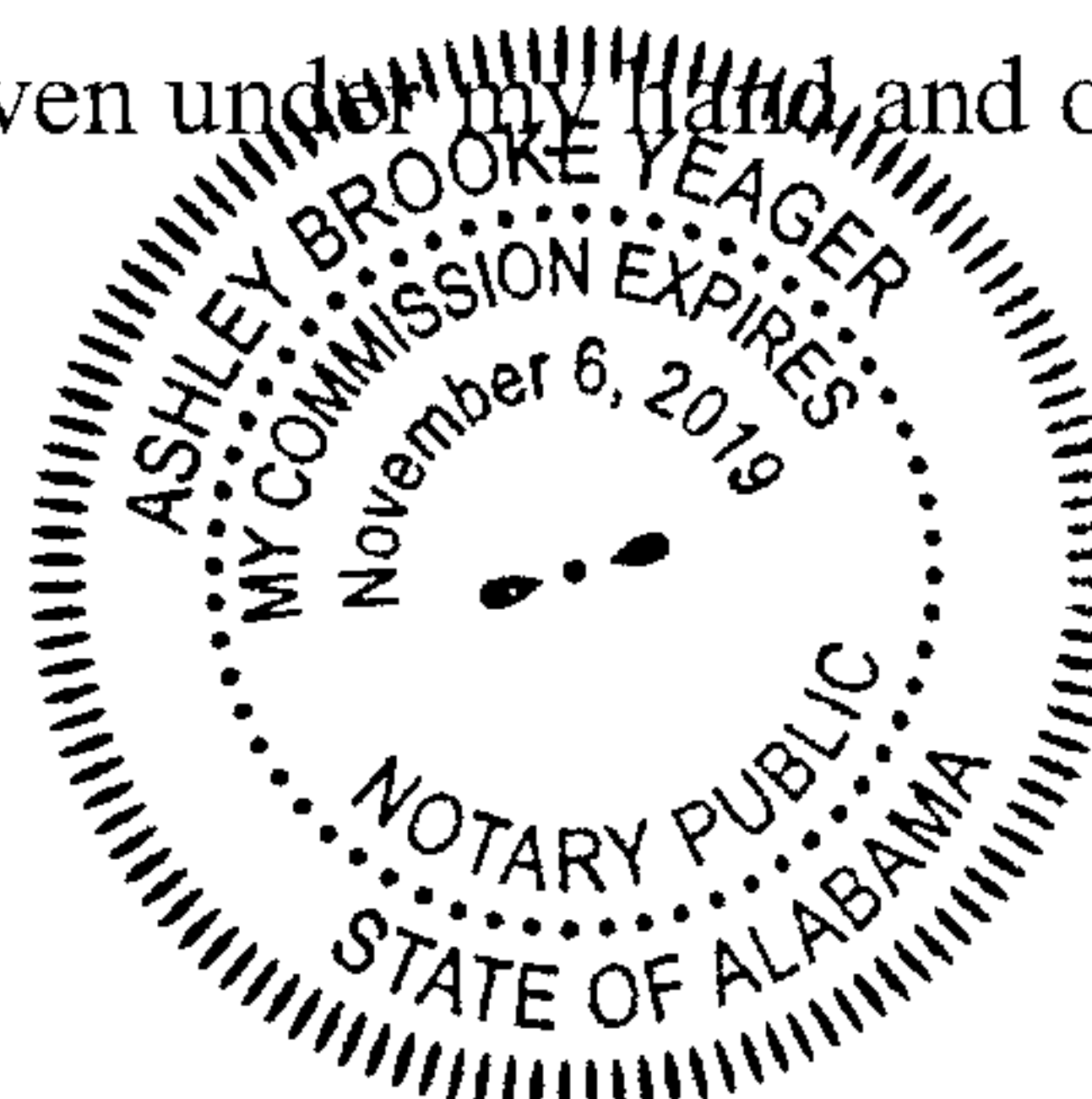
VENTURE SOUTH, LLC,
An Alabama Limited Liability Company

By: [Signature]
Name: Todd Murphy
ITS: Managing Member

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Todd Murphy, whose name as Managing Member of VENTURE SOUTH, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer, with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 31st day of October, 2016.
[Signature]
Notary Public
My Commission Expires: 11/6/19



Real Estate Sales Validation Form

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

Grantor's Name Venture South, LLC
Mailing Address 1401 Doug Baker Blvd
Suite 107-206
Birmingham, AL 35242

Grantee's Name Matthew S. Laird
Mailing Address 3241 Colesburg Drive
Hoover, AL 35226

Property Address 113 Augusta Way
Helena, AL 35080

Date of Sale October 31st 2016
Total Purchase Price \$ 169,000.00
or
Actual Value \$

20161110000414880 11/10/2016 08:13:38 AM DEEDS 3/3 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 ☐ Appraisal
☐ Sales Contract ☒ Other Special Warranty Deed
☐ 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 10/31/16

Print Burt Newsome

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/10/2016 08:13:38 AM
\$190.00 CHERRY
20161110000414880

[Signature]

Form RT-1