

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
GREYSTONE TITLE, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

Send Tax Notice to:
APSD Garcia Investments, LLC
76 Stevie Lane
Wilsonville, AL 35186

20161114000417650 11/14/2016 09:27:41 AM DEEDS 1/3

STATE OF ALABAMA)
)
SHELBY COUNTY)

GENERAL WARRANTY DEED

That in consideration of TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned **DON L. MASKE AND CHARLOTTE MASKE, a married couple**, has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **APSD GARCIA INVESTMENTS, LLC**, an Alabama limited liability company, (hereinafter referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel B of Louise Maske Properties, a Minor Residential Subdivision, as recorded in Map Book 31, page 75, in the Probate Office 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* Grantor does hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

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

Real Estate Sales Validation Form

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

Grantor's Name Don L. Maske & Charlotte Maskee
Mailing Address 6454 Highway 51
Wilsonville, AL 35186

Grantee's Name APSD Garcia Investments, LLC
Mailing Address 76 Stevie Ln
Wilsonville, AL 35186

Property Address 6454 Highway 51
Wilsonville, AL 35186

Date of Sale 10/14/2016
Total Purchase Price \$2,000.00

or
Actual Value \$

20161114000417650 11/14/2016 09:27:41 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
Sales Contract
Closing Statement
Appraisal
Other
General Warranty Deed

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 10/14/2016

Print Burt Newsome

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/14/2016 09:27:41 AM
\$23.00 CHERRY
20161114000417650

[Signature]