

20161201000438230
12/01/2016 10:56:19 AM
DEEDS 1/3

Tanner Lane

* * WARRANTY DEED * *

This Instrument Prepared by:
D. LEE HODGES, ATTORNEY
715 FRANK NELSON BUILDING
BIRMINGHAM, AL 35203
Phone 205.251.6306

STATE OF ALABAMA)

SHELBY COUNTY)

* * TITLE NOT EXAMINED * *

KNOW ALL MEN BY THE PRESENTS, That, for and in consideration of the payment of the sum of Ten and no/00 (\$ 10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION which was in hand paid to the undersigned, KCASH, LLC, an Alabama Limited Liability Company, (Hereinafter referred to as the "GRANTOR"), the receipt whereof is hereby acknowledged, the undersigned, KCASH, LLC, an Alabama Limited Liability Company, hereby grants, bargains, sells and conveys to H&S PROPERTY HOLDINGS, LLC, an Alabama Limited Liability Company (Hereinafter referred to as "GRANTEE"), all of its right, title, interest and claim in or to the following below described real estate which is situated in **Shelby County, Alabama**, to-wit:

Lot 14, Block 1, according to the Survey of Kerry Downs, as recorded in Map Book 5, Page 135, in the Probate Office of SHELBY COUNTY, Alabama.

SOURCE OF TITLE: Book 2002, Page 23161

TO HAVE AND TO HOLD unto said GRANTEE(S) and his/her/their/its heirs and assigns forever.

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

Given under my/our hand(s) and seal(s), this 1st day of September, 2008.

KCASH LLC
KCASH, LLC,
An Alabama Limited Liability Company

Ann S. Horne (Member) (SEAL)
BY: ANN S. HORNE
OPERATING MANAGER

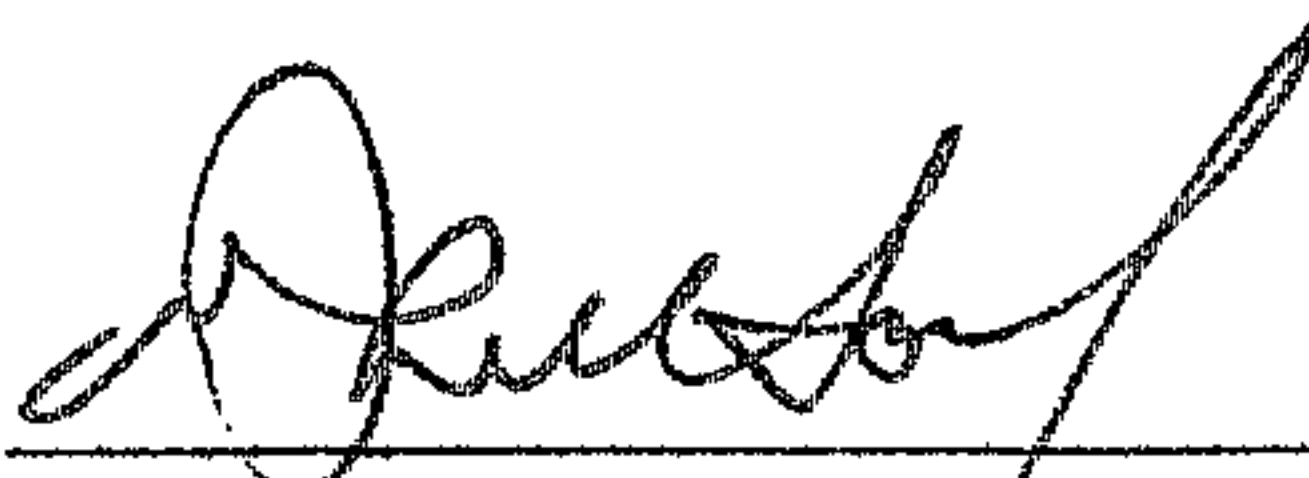
STATE OF ALABAMA)

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SHELBY COUNTY)

I, the undersigned authority, a **Notary Public**, in and for said State and County, hereby certify that ANN S. HORNE, the Operating manager of KCASH, LLC, an Alabama Limited Liability Company, whose name(s) is/are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the same bears date.

Given under my hand and official seal this 1st day of September, 2008.



NOTARY PUBLIC
com. exp 1/20/12

Real Estate Sales Validation Form

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

Grantor's Name KCash, LLC
Mailing Address _____

Grantee's Name H+5 Property
Mailing Address Holdings LLC

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Property Address 3301 Tartan
Lane
Birmingham, AL
35242

Date of Sale 9/1/08
Total Purchase Price \$ 10.00
or
Actual Value \$ 305,000
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

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 12/1/16

Print Cara Creel

Sign Cara Creel

Unattested

(verified by)

(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
12/01/2016 10:56:19 AM
S326.00 CHERRY
20161201000438230

[Signature]