

This instrument was prepared by:
Mark E. Gualano, Attorney
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
Seeds Properties, Inc.
6167 Crown Falls Parkway
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Thousand and No/100 DOLLARS (\$180,000.00)**, to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **James W. Doyle, Personal Representative of the Estate of Patricia Wyatt Doyle, deceased Probate Case No. PR-2016-000480, Probate Court of Shelby County, Alabama**, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Seeds Properties, Inc.**, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 41, according to the Survey of Quail Run, Phase II, as recorded in Map Book 7, Page 113, in the Office of the Judge of Probate of Shelby County, Alabama

SUBJECT TO:

1. Advalorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

\$180,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

Patricia Wyatt Doyle and Patricia W. Doyle are one and the same person.

TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her their, it's heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) have hereunto set my (our) hand(s) and seal(s) this 30th day of November, 2016.

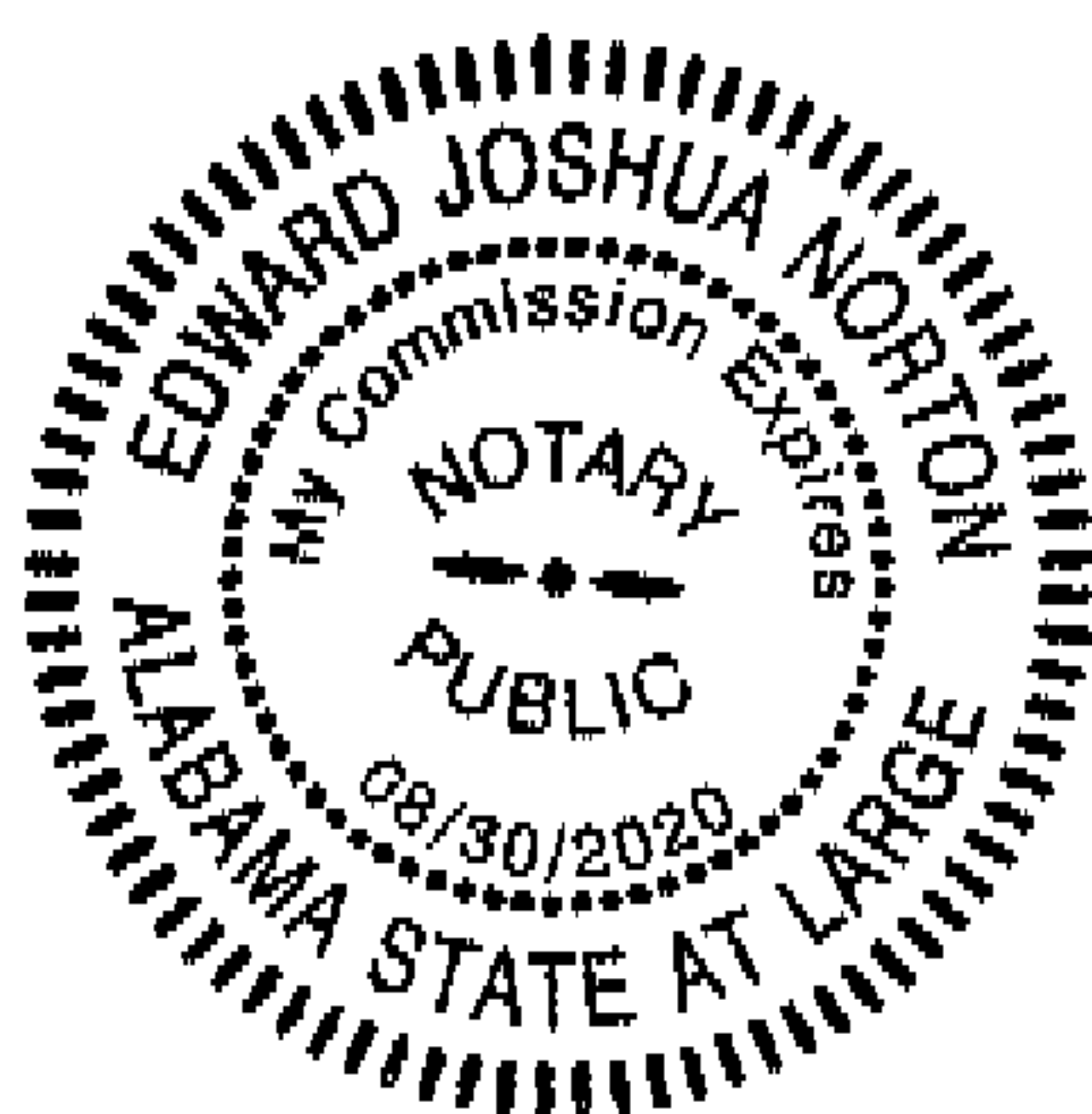
 (SEAL)
James W. Doyle, Personal Representative of the
Estate of Patricia Wyatt Doyle, deceased,
Probate Case No. PR-2016-000480, Probate
Court of Shelby County, Alabama.

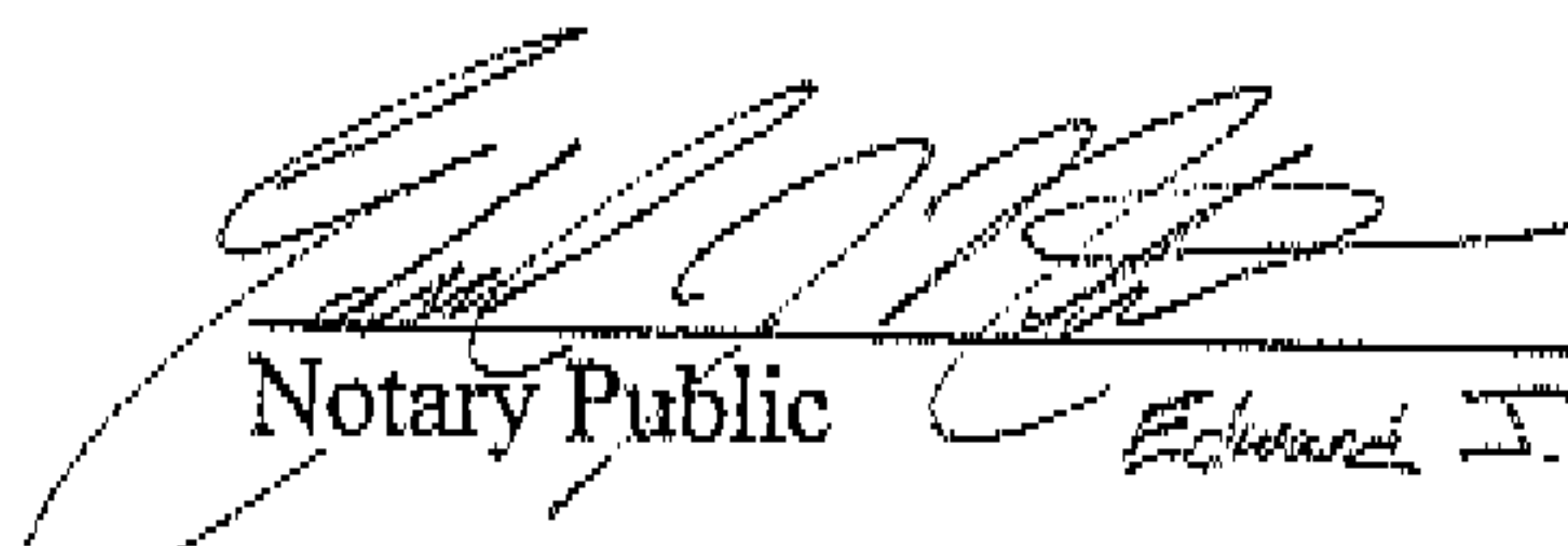
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that James W. Doyle, whose name as Personal Representative of the Estate of Patricia Wyatt Doyle, deceased, Probate Case No. PR-2016-000480, 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, he as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate of Patricia Wyatt Doyle, deceased, Probate Case No. PR-2016-000480, Probate Court of Shelby County, Alabama.

GIVEN under my hand and official seal on this 30th day of November, 2016.




Notary Public *Edward J. Norton*
My Commission Expires: 8/30/2020

Real Estate Sales Validation Form

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

Grantor's Name	James W. Doyle, Personal Representative of the Estate of Patricia Wyatt Doyle, deceased, Probate Case No. PR-2016-000480	Grantee's Name	Seeds Properties, Inc.
Mailing Address	3456 Sheila Drive Hoover, AL 35216	Mailing Address	6167 Crowne Falls Parkway Hoover, AL 35244
Property Address	6558 Quail Run Drive Pelham, AL 35124	Date of Sale	November 30, 2016
		Total Purchase Price	\$180,000.00
		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	☐ Appraisal
☐ Sales Contract	☐ Other
☐ 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 of 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	November 30, 2016	Print	Seeds Properties, Inc.
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one By: Clifton Seeds, President

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/01/2016 02:35:39 PM
\$22.00 CHERRY
20161201000439510

