


This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Little Narrows, LLC
by Its Member International Investments, LLC
P.O. Box 381131
Birmingham, AL 35238


20161213000455240 1/2 \$238.00
Shelby Cnty Judge of Probate, AL
12/13/2016 01:52 10 PM FILED/CERT

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

420,000⁰⁰

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten Dollars and 00/100 (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **MakT's Investments, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Little Narrows, LLC by Its Member International Investments, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEES), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 38, according to the Survey of Courtyard Manor, as recorded in Map Book 35, Page 144 A & B, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017. Existing covenants and restrictions, easements, building lines and limitations of record.

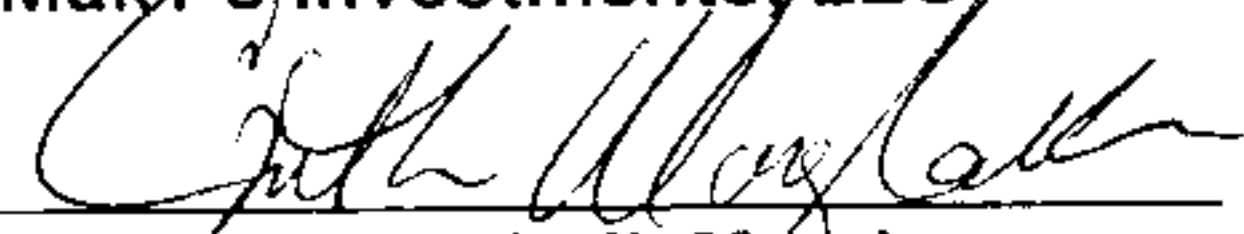
\$200,000.00 of the consideration was paid from the proceeds of a mortgage loan

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set hand and seal this the **6th** day of **December**, 2016.

MakT's Investments, LLC


Cynthia Marshall, Member

STATE OF ALABAMA)

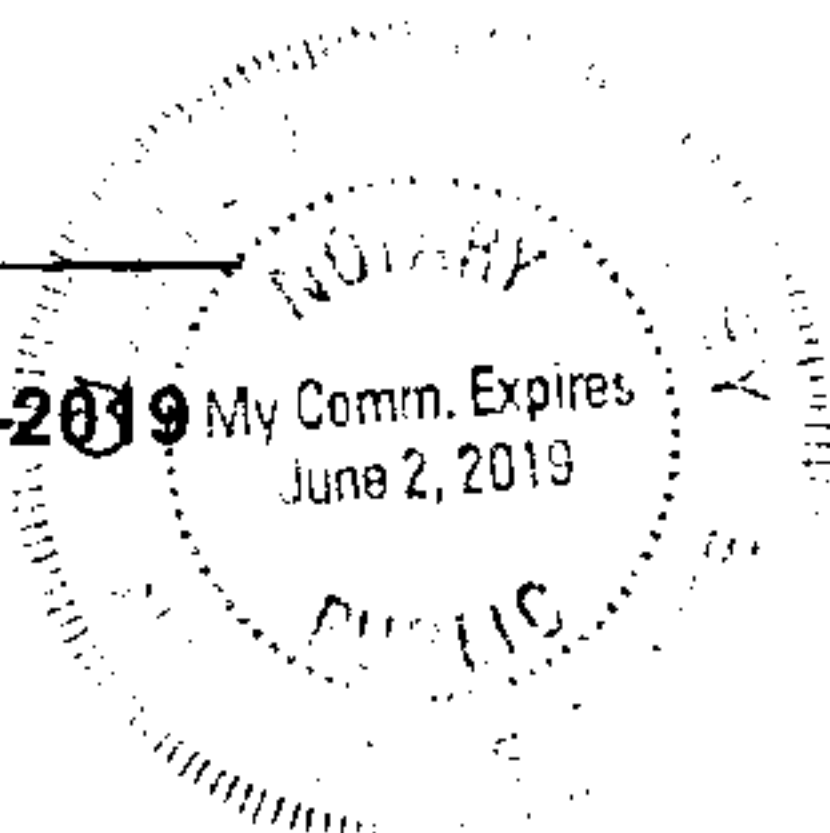
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Cynthia Marshall, whose name as Member of MakT's Investments, 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 the Instrument, she as such Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of December, 2016.


NOTARY PUBLIC

My Commission Expires: 06-02-2019



Shelby County, AL 12/13/2016
State of Alabama
Deed Tax: \$220.00

Real Estate Sales Validation Form

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

Grantor's Name	Mak T's Investments, LLC	Grantee's Name	Little Narrows, LLC by Its Member International Investments, LLC
Mailing Address	157 Resource Center Pkwy, Ste 109 Birmingham, AL 35242	Mailing Address	PO Box 381131 Birmingham, AL 35238
Property Address	277 Normandy Lane Chelsea, AL 35043	Date of Sale	December 6, 2016
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ 420,000.00
		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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input checked="" type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other – Tax assessor's market value |
| <input type="checkbox"/> Closing Statement | <input type="checkbox"/> 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 _____

Mak T's Investment, LLC
Print By: Cynthia Marshall, Member

Unattested

(verified by)

Sign _____


(Grantor/Grantee/Owner/Agent) circle one



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