

STATUTORY WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Eileen Yoshiko Uchima
824 Kinau Street #109
Honolulu, HI 96813

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Five Thousand Five Hundred and no/100 Dollars (\$105,500.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **SPARTAN INVEST, LLC**, (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **EILEEN YOSHIKO UCHIMA** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to mineral and mining rights if not owned by Grantor.


Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$84,400.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said Grantee, her heirs and assigns forever, together with every contingent remainder and right of reversion.

In Witness Whereof, the said Grantor, by **Jerrica Fletcher**, its **Authorized Agent**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 30th day of December, 2016.


20170112000016800 1/3 \$42.50
Shelby Cnty Judge of Probate, AL
01/12/2017 01:52:51 PM FILED/CERT

Spartan Invest, LLC


BY: **Jerrica Fletcher**
ITS: **Authorized Agent**

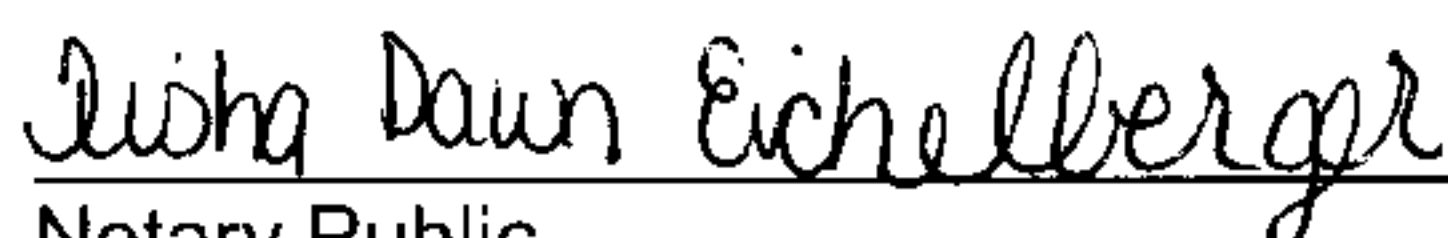
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerrica Fletcher**, whose name as **Authorized Agent** of **Spartan Invest, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 30th day of December, 2016.

ISHA DAWN EICHELBERGER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 19, 2020


Notary Public
My Commission Expires: 10-19-20

Shelby County, AL 01/12/2017
State of Alabama
Deed Tax: \$21.50

EXHIBIT "A"

Commence at the Northwest corner of the SW of the SE of Section 32, Township 21 South, Range 1 East; thence run Southerly along the West boundary of said $\frac{1}{4}$ $\frac{1}{4}$ for 396.12 feet to a point; thence turn an angle of 91 degrees 31 minutes to the left and run Easterly along the North boundary of Lot 1, Alexander Acres (as recorded in Map Book 9, Page 173, in the Office of the Judge of Probate of Shelby County, Columbiana, Alabama) for 592.67 feet to a point, being the point of beginning of the parcel herein described; thence continue along the last described course 238.20 feet to a point; thence turn an angle of 90 degrees to the left and run 120.00 feet to a point; thence turn an angle of 90 degrees to the right and run 231.81 feet to the point of intersection with the West right of way line of County Highway 61; thence turn an angle of 66 degrees 42 minutes 47 seconds to the left and run along said right of way for 232.37 feet to the point of intersection with the South right of way line of County Highway 78; thence turn an angle of 113 degrees 02 minutes 25 seconds to the left and run along said south right of way line of County Highway 78 for 554.99 feet to a point; thence turn an angle of 89 degrees 04 minutes 44 seconds to the left and run 335.80 feet to the point of beginning. Said parcel is lying in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 32, Township 21 South, Range 1 East, Shelby County, Alabama. According to the survey of John Gary Ray, Reg. P.E. & L.S. #12295 dated April 24, 1995.

PARCEL NUMBER: 20-9-32-0-000-019.000



20170112000016800 2/3 \$42.50
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Real Estate Sales Validation Form

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

Grantor's Name Spartan Invest, LLC
Mailing Address 1110 23rd St S
Birmingham, AL 35205

Grantee's Name Eileen Yoshiko Uchima
Mailing Address 824 Kinau St #109
Honolulu, HI 96813

Property Address 2670 Mooney Road
Columbiana, AL 35051

Date of Sale 12/30/16
Total Purchase Price \$ 105,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> 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 _____

Print B. CHRISTOPHER BATTLES

Unattested
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

