

WARRANTY DEED

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Luke A. Henderson, Esq.
17 Office Park Circle, Suite 150
Birmingham, AL 35223

George R. Dreher
36 Country Club Blvd
Mountain Brook, AL 35213

20170120000025640

01/20/2017 02:08:27 PM

STATE OF ALABAMA)
COUNTY OF SHELBY)

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and NO/100 DOLLARS (\$10.00), and other good and valuable consideration to the undersigned grantor, **George R. Dreher Family Partnership, Ltd, an Alabama limited partnership.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledge, the said Grantor does by these presents, grant, bargain, sell and convey unto **George R. Dreher**, (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Parcel 6 of Chelsea 240, a resurvey of Parcels 5B, 5C and 5D of the Tract 5 Subdivision, as recorded in Map Book 15, Page 75, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes due in the year 1997 and thereafter; (2) Public utility easements as shown by recorded plat, including a 60 foot private easement for ingress and egress as shown by plat; (3) Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 290, Page 547 and Map Book 15, Page 74 in Probate Office; (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 273, Page 472 in Probate Office; (5) Rights of other parties in and to the Use of the easements described herein, and as recorded in Real 269, Page 497 and 501 and Real 283, Page 472 in Probate Office.

Title not examined by preparer.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, George R. Dreher Family Partnership, Ltd, an Alabama limited partnership, the said GRANTOR, by George R. Dreher, General Partner and Elizabeth H. Dreher, General Partner, who are authorized to execute this conveyance, has hereto set their signature and seal, this 20th day of January, 2017.

George R. Dreher Family Partnership, Ltd., an
Alabama limited partnership

By: _____

George R. Dreher, General Partner

By: _____

Elizabeth H. Dreher, General Partner

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that George R. Dreher and Elizabeth H. Dreher, whose names as General Partners of the George R. Dreher Family Partnership, Ltd., an Alabama limited partnership, 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 the conveyance, they, in their capacity as such General Partners, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20th day of January, 2017.

Notary Public - Alabama State At Large
My Commission Expires
April 10, 2017

Bonded Thru Notary Public Underwriters
My Commission Expires:

Michelle R. Mathews
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name George R. Orcher Family Partnership Grantee's Name George R. Orcher
Mailing Address 36 Country Club Blvd Mailing Address 36 Country Club Blvd
Mountain Brook AL 35213 Mountain Brook AL 35213

Property Address Lot 6 Chelsea Date of Sale 1/20/17
240 Total Purchase Price \$ _____
Chelsea AL 35040 or
Actual Value \$ _____

20170120000025640 01/20/2017 02:08:27 PM DEEDS 2/2 or
Assessor's Market Value \$ 405,000

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 Tax Assessed Value
☐ Closing Statement

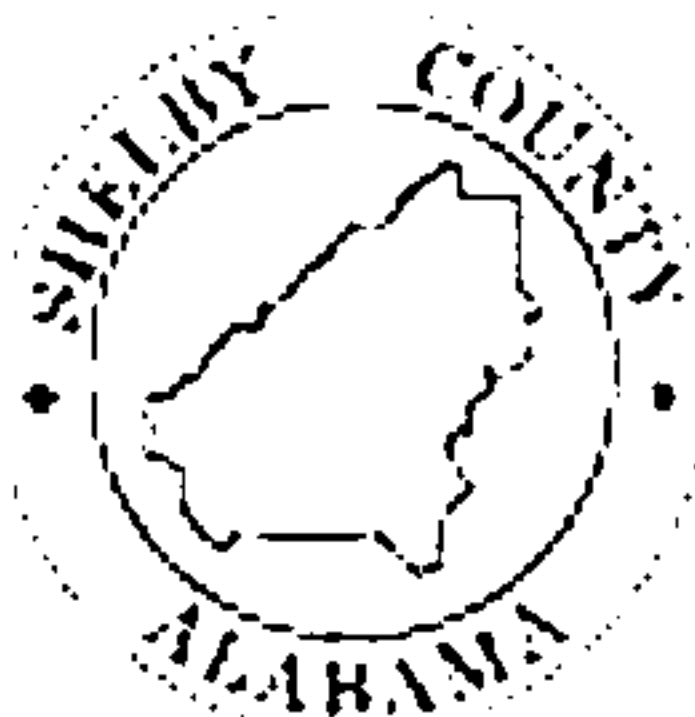
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 1/20/17 Print Kristen Harding
Unattested _____ Sign [Signature]
(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
01/20/2017 02:08:27 PM
\$423.00 CHERRY
20170120000025640

[Signature]