

WARRANTY DEED

Title and Legal not examined

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETY SEVEN THOUSAND FIVE HUNDRED THREE THOUSAND Dollars (\$97,500.00) and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, Stephen E. Williams and P. Suzanne Williams (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto 113SUGARLLC (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 39, according to the amended map of Sugar Oaks, as recorded I Map Book 16, Page 126, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

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

To Have and to Hold to the said grantee, their heirs and assigns forever.

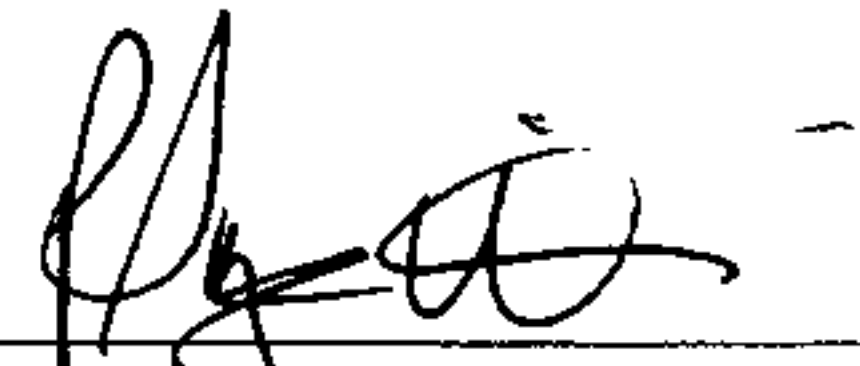
And we do for ourselves and for our heirs, executors and administrators, covenant with said grantee, heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid, that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 01/31/2017
State of Alabama
Deed Tax: \$97.50

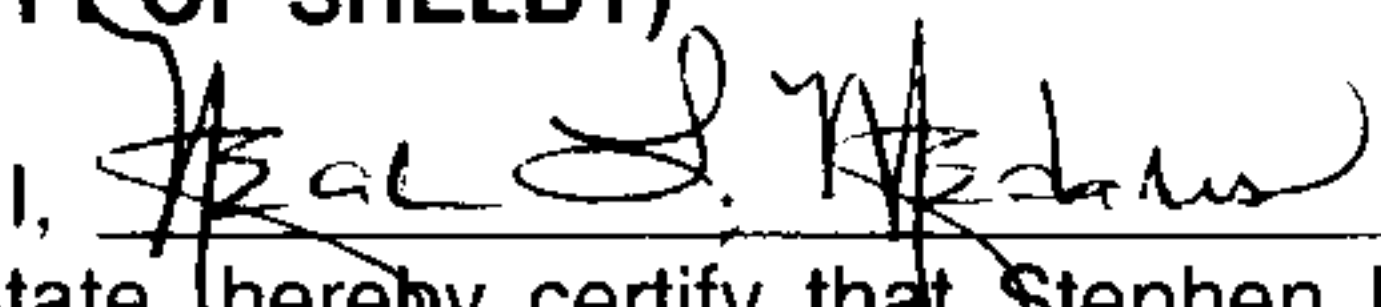

20170131000038250 1/3 \$118.50
Shelby Cnty Judge of Probate, AL
01/31/2017 02:36:51 PM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 20 day of December, 2016.

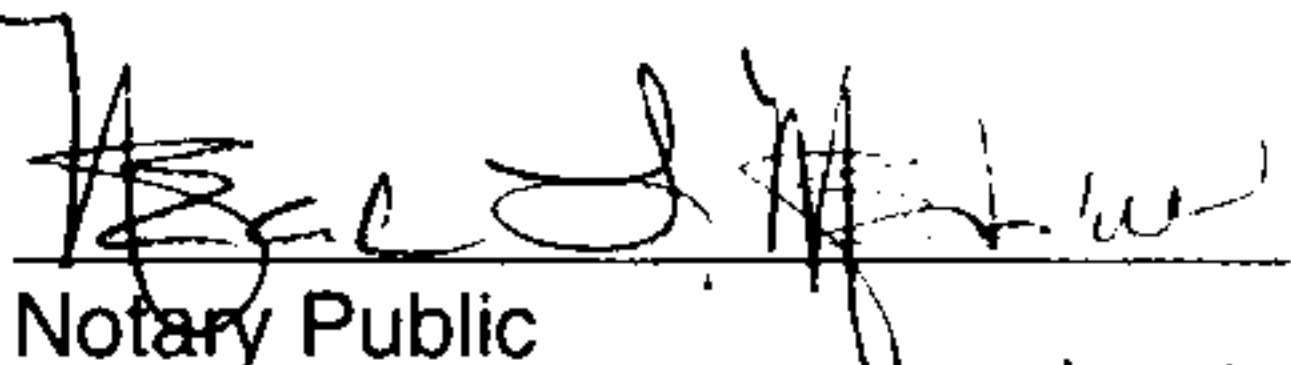

Stephen E. Williams


P. Suzanne Williams

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, , a Notary Public in and for said County in said State, hereby certify that Stephen E. Williams and P. Suzanne Williams whose names are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal this the 20 day of December, 2016.


Notary Public
My Commission Expires 1/18/20


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Shelby Cnty Judge of Probate, AL
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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 STEPHEN E WILLIAMS
Grantees: P SUZANNE WILLIAMS
Mailing Address 125 CLAY CREEK CIR
PELHAM AL 35124
Property Address 113 SUGAR DILL
PELHAM AL 35124
Grantee(s) 113 SUGAR DILL
Mailing Address PSW PROPERTY MANAGERS
PO BOX 751
PELHAM AL 35124
Date of Sale 31 JAN 17
Actual Value IN CONSIDERATION
or
Assessor's Market Value \$ 97500

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 CHANGE OF NAME

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).

Date 31 JAN 17

Unattested

(verified by)

Print P SUZANNE WILLIAMS
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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