

This Instrument Was Prepared By:  
Grady Scott Lovelady  
3347 Pelham Pkwy  
Pelham, Alabama 35124  
(205) 663-9020

Send Tax Notice:  
Western Properties, LLC.  
3860 Davis Allison Blvd.  
Hueytown, AL 35823

STATE OF ALABAMA                    )  
                                              )  
SHELBY COUNTY                        )     **WARRANTY DEED**


**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of **Seventy Thousand and no/100 Dollars (\$70,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grady Scott Lovelady, an unmarried man, hereinafter called "GRANTOR", does hereby grant, bargain, sell and convey unto Western Properties, LLC, an Alabama Limited Liability Company hereinafter called "Grantee" all of its right, title and interest, in the following described real, situated in **Shelby County, Alabama**, to-wit:

**Lot 30, according to the Final Plat of Patriot Point, as recorded in Map Book 38, Page 93, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Subject to all items of record.**

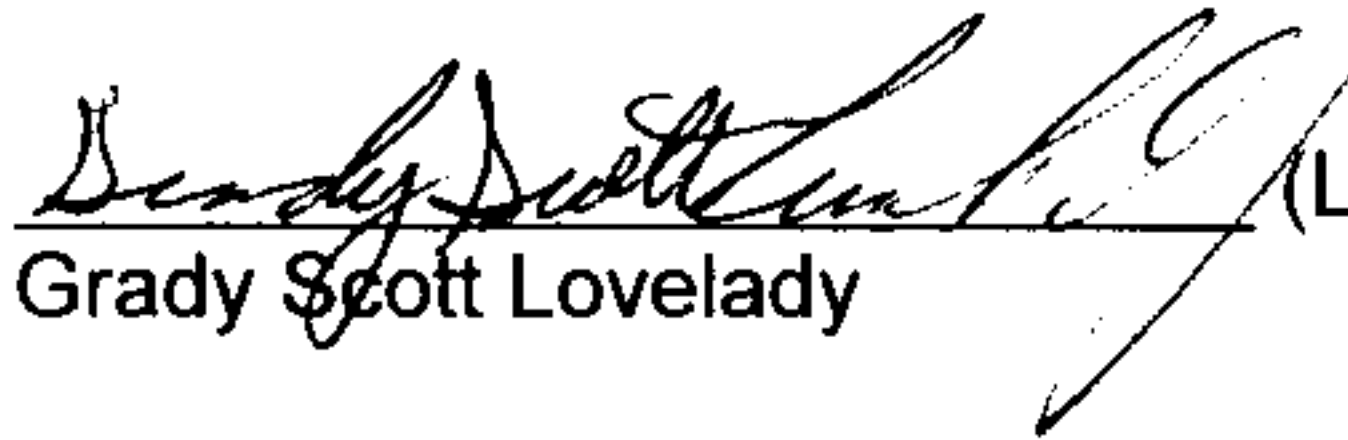
TO HAVE AND TO HOLD unto the said GRANTEE, and the Grantee's transferees and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and the Grantee's transferees and assigns that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless other wise noted above; that Grantor has good right to sell and convey the same as aforesaid; and that grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said GRANTEE, and the Grantee's transferees and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 24th day of February, 2017.

  
20170227000066910 1/3 \$91.00  
Shelby Cnty Judge of Probate, AL  
02/27/2017 11:11:50 AM FILED/CERT

Shelby County, AL 02/27/2017  
State of Alabama  
Deed Tax: \$70.00

GRANTORS

 (L.S.)  
Grady Scott Lovelady

STATE OF ALABAMA

)

)


**ACKNOWLEDGMENT**


SHELBY COUNTY

)

I, the undersigned, a Notary Public in and for the State at Large, hereby certify that Grady Scott Lovelady, whose name is 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, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 24th day of February, 2017.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 2-17-20

  
20170227000066910 2/3 \$91.00  
Shelby Cnty Judge of Probate, AL  
02/27/2017 11:11:50 AM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Grady Scott Lawley  
Mailing Address 3347 Pelham Pkwy  
Pelham, AL 35124

Grantee's Name Western Properties LLC  
Mailing Address 2360 Dave Allison Blvd  
Hueytown, AL 35023


Property Address 1045 Patriot Point Dr  
Montevallo, AL 35115

Date of Sale 2/24/17  
Total Purchase Price \$ 2,000  
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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

  
20170227000066910 3/3 \$91.00  
Shelby Cnty Judge of Probate, AL  
02/27/2017 11:11:50 AM FILED/CERT

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 2/27/17

Unattested

(verified by)

Print David Stephens

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1