

Send tax notice to:
Willam Michael Dudley, James William Dudley
& Patricia Meeks Dudley
9 Ashford Circle
Hoover, AL 35244

PEZ 1700183
This instrument prepared by:
Stewart & Associates, P.C.
S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

20170425000141640
04/25/2017 12:02:13 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty Three Thousand Two Hundred and 00/100 Dollars (\$163,200.00) in hand paid to the undersigned, **Spring Creek Properties, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor") by William Michael Dudley, James William Dudley and Patricia Meeks Dudley (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9-A, according to a Resurvey of Lots 9, 10, 11, 12 and 13, amended map of Chase Plantation, as recorded in Map Book 8, Page 91, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

\$ 130,560.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Spring Creek Properties, LLC, an Alabama Limited Liability Company, by Anish Noorani its Managing Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 21st day of April, 2017._____

Spring Creek Properties, LLC,
an Alabama limited Liability Company

By: _____

Anish Noorani

ITS Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anish Noorani whose name as its Managing Member of Spring Creek Properties, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

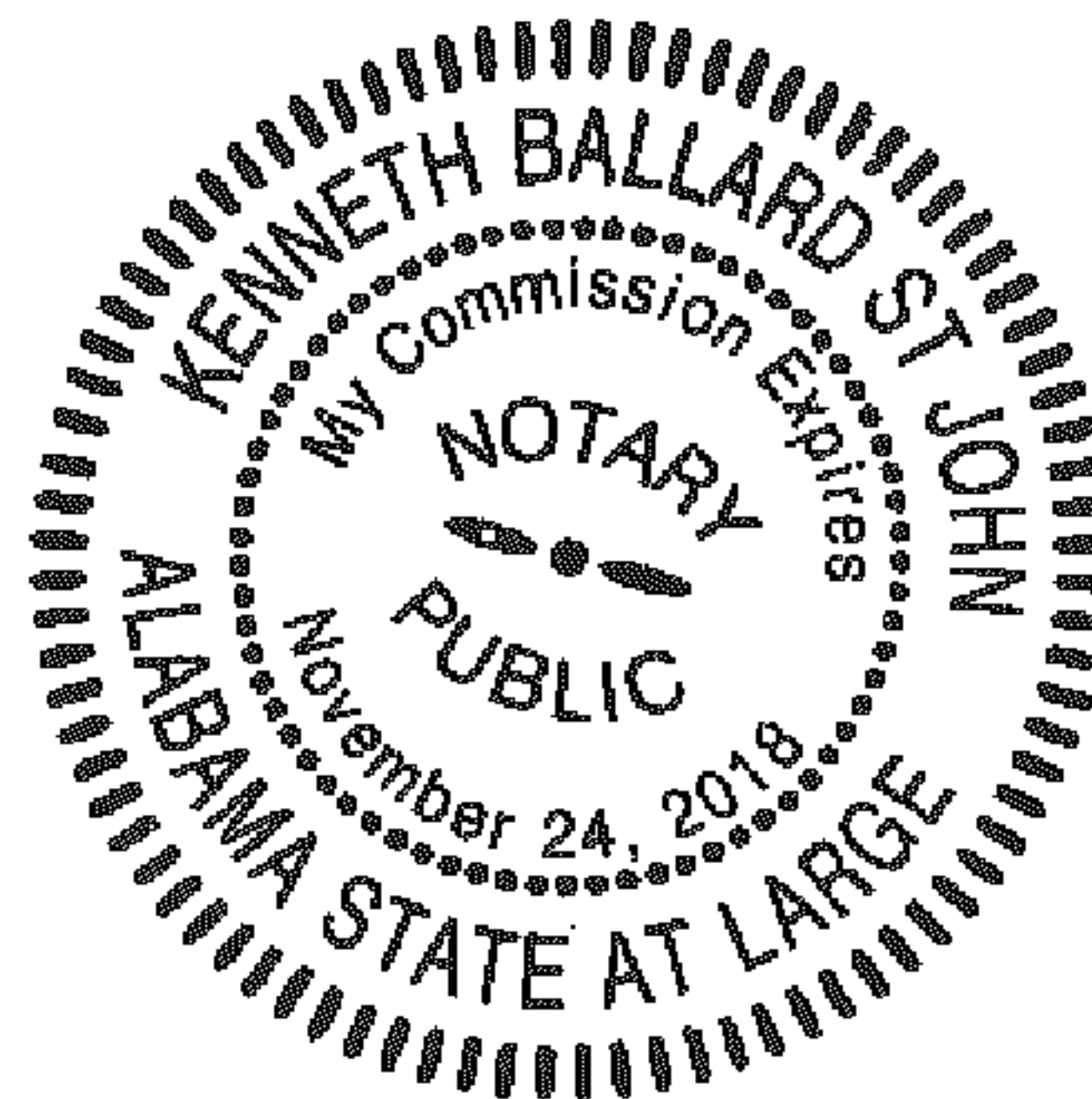
Given under my hand and official seal this the 21st day of April, 2017.

Print Name:

Notary Public

Commission Expires:

11/24/2018



Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Spring Creek Properties LLC
2125 Arbor Hill Dr
Hoover AL 35244

Grantee's Name
Mailing Address

James William Daulton
2125 Arbor Hill Dr
Hoover AL 35244

Property Address

9 Ashford Cir
Hoover AL 35244

Date of Sale

4/21/17

Total Purchase Price \$

145,200

or

Actual Value

or

Assessor's Market Value \$

\$

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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

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 4/21/17

Unattested

(verified by)

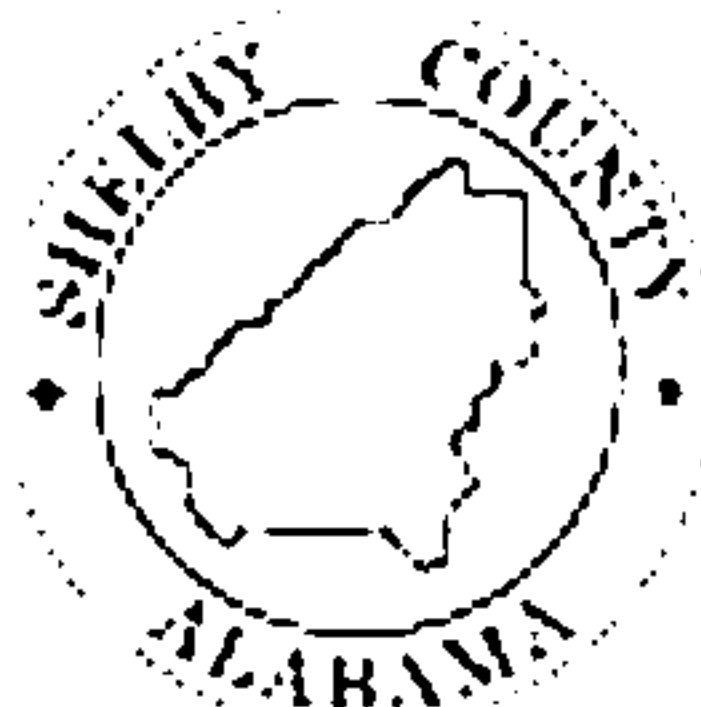
Print

Kenneth B. St. John

Sign

(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
04/25/2017 12:02:13 PM
\$55.00 CHERRY
20170425000141640

James W. Fuhrmeister