


SEND TAX NOTICE TO:
JAMES R. TINKLER and JACQUELINE M. TINKLER
363 CHESSER PLANTATION LANE
CHELSEA, AL 35043


20170502000150380 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
05/02/2017 08:24:42 AM FILED/CERT

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA
Shelby COUNTY

Know All Men by These Presents: That for and in consideration of **One Hundred Ninety-Five Thousand Five Hundred and 00/100 (\$195500.00)** in hand paid to the undersigned **MY PLACE RENTALS, LLC** (hereinafter referred to as "Grantor") by **JAMES R. TINKLER and JACQUELINE M. TINKLER** (hereinafter referred to as "Grantees"), I **MY PLACE RENTALS, LLC** do hereby grant, bargain, sell and convey to said Grantee(s) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

LOT 42, ACCORDING TO THE AMENDED MAP OF CHESSER PLANTATION, PHASE 1, SECTOR 1, AS RECORDED IN MAP BOOK 31, PAGE 21 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE CHESSER PLANTATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS RECORDED IN INSTRUMENT NO. 2002-10788, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$191,958.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor

TO HAVE AND TO HOLD to Grantee, their heirs and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 19th day of April, 2017.

MY PLACE RENTALS, LLC.

BY: 

MARTY NUNLEY, MEMBER

BY: 

ELLEN A. NUNLEY

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said State, hereby certify that MARTY NUNLEY, MEMBER AND ELLEN A. NUNLEY, MEMBER OF MY PLACE RENTALS, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

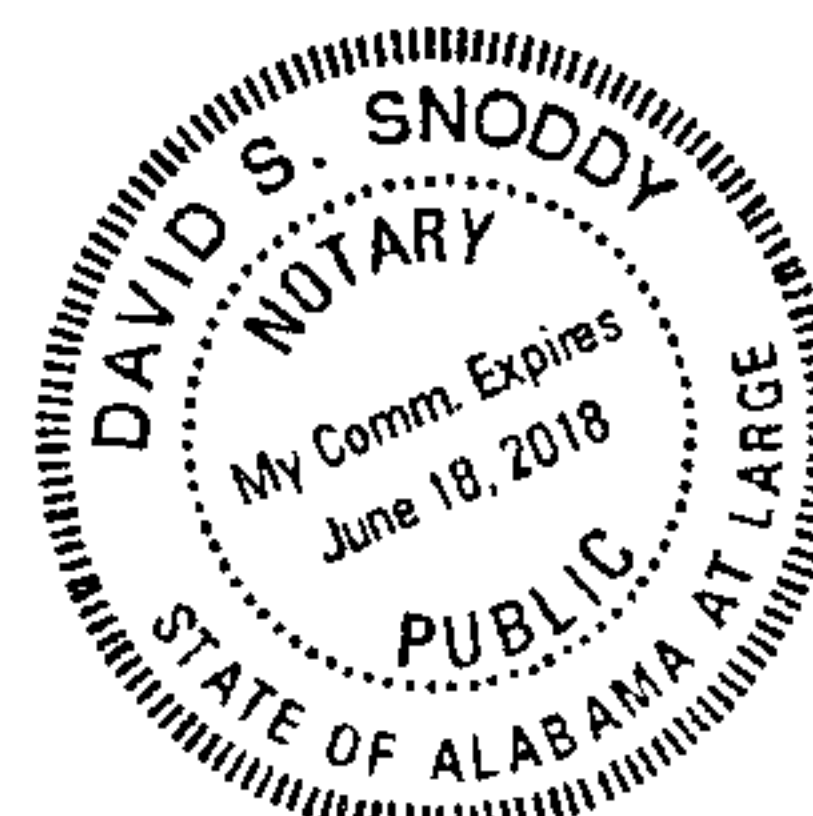
Given under my hand and seal of office this 19th day of April , 2017


NOTARY PUBLIC

My commission expires:
THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SLF 17-096

Shelby County, AL 05/02/2017
State of Alabama
Deed Tax: \$4.00



Real Estate Sales Validation Form

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

Grantor's Name MY PLACE RENTALS, LLC
Mailing Address: 1222 EDENTON STREET
BIRMINGHAM, AL 35242

Grantee's Name JAMES R. TINKLER
Mailing Address: 363 CHESSER PLANTATION LANE
CHELSEA, AL 35043

Property Address 363 CHESSER PLANTATION LANE
CHELSEA, AL 35043

Date of Sale: April 19, 2017

Total Purchaser Price \$195500.00

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)

____ Bill of Sale

____ Appraisal

____ Sales Contract

____ Other _____

 x 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date APRIL 19, 2017

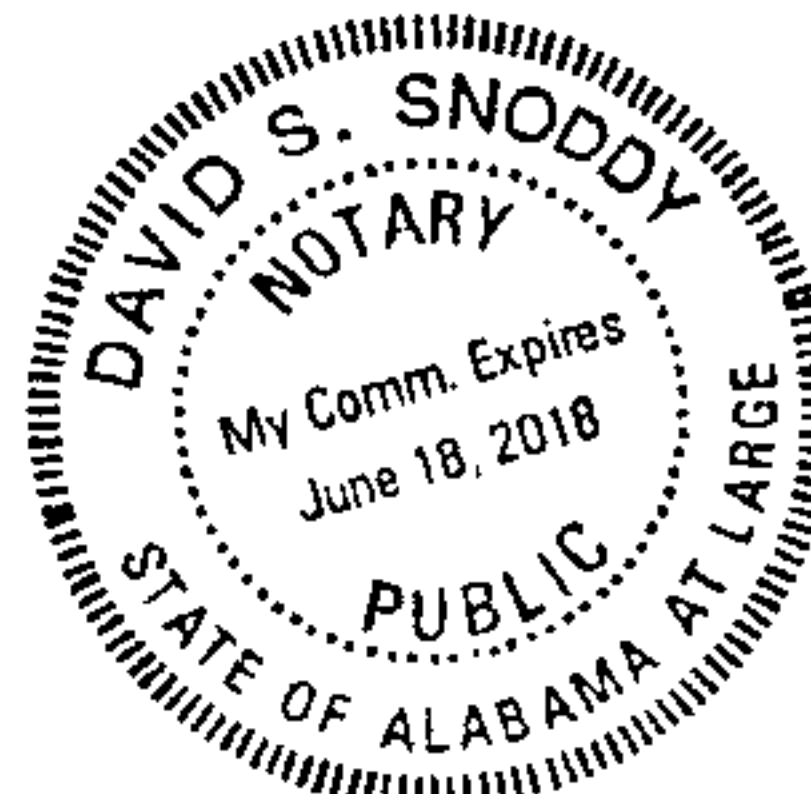
Print Wendy N. Bailey

____ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



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