

**This instrument prepared by:**

Sandy F. Johnson

Attorney at Law

3156 Pelham Parkway, Suite 4

Pelham, Alabama 35124

**SEND TAX NOTICE TO:**

Krispin Watson

143 Ridgecrest Road

Calera, AL 35040

**20170504000156060**

**05/04/2017 03:42:54 PM**

**DEEDS 1/3**

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA )**

**Shelby COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the sum of One-hundred forty-four thousand eight-hundred (\$144,800.00) dollars and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt and sufficiency whereof is acknowledged,

L & L Property Enterprise, LLC, an Alabama Limited Liability Company

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Krispin Watson

(herein referred to as GRANTEE, whether one or more) all of its right, title and interest in and to that certain real estate situate in Shelby County, Alabama to-wit:

Lot 30, according to the Survey of Ridgecrest Subdivision, Phase One, Sector Two, as recorded in Map Book 37, Page 43, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes conditions, covenants, easements, and restrictions of record.

One-hundred forty-four thousand eight-hundred (\$144,800.00) of the consideration was paid from a mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said GRANTEE, her/his heirs and assigns, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed and other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

**IN WITNESS WHEREOF**, the said GRANTOR by Luis A. Murcia, who is authorized to execute this conveyance, hereto set his/her signature and seal, this the 4th day of May, 2017.

L & L Property Enterprise, LLC

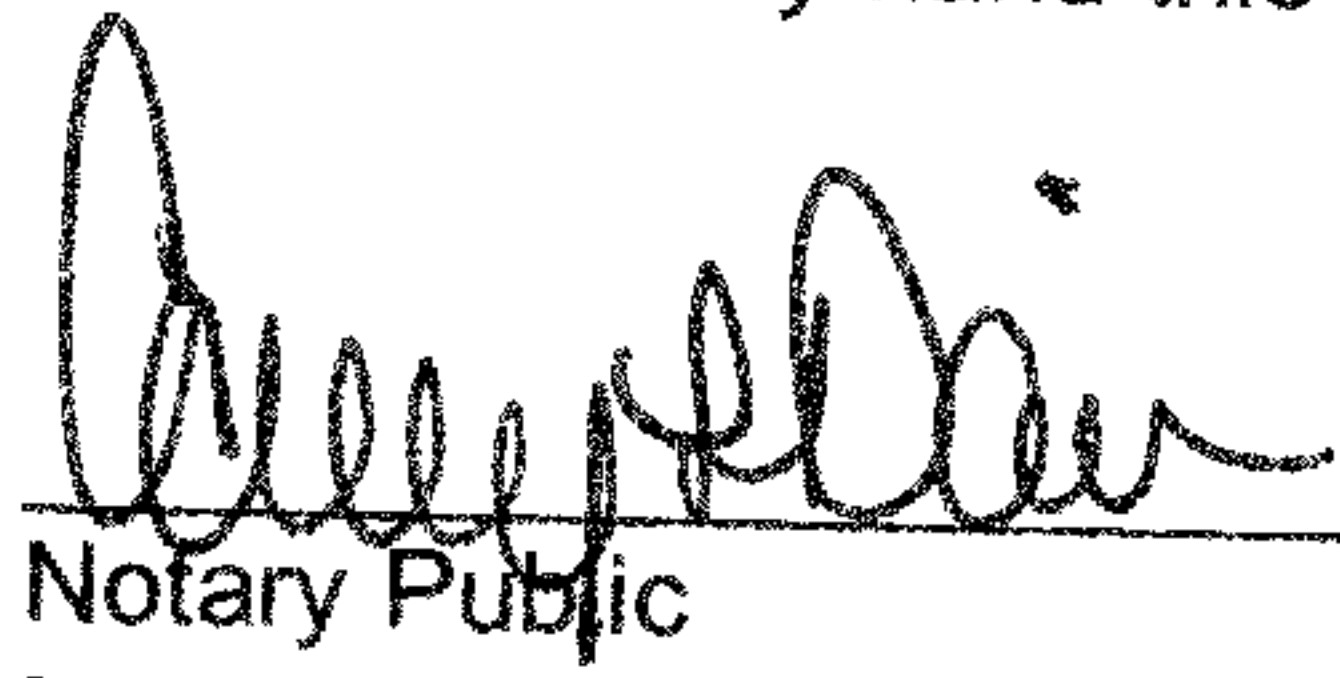


Luis A. Murcia, Manager

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Luis A. Murcia, whose name as the Manager of L & L Property Enterprise, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 4th day of May, 2017.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 6/4/18





# Real Estate Sales Validation Form

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

Grantor's Name L & L Property Enterprise, LLC  
Mailing Address P.O. Box 1728  
Pelham, AL 35124

Grantee's Name Krispin Watson  
Mailing Address 143 Ridgecrest Road  
Calera, AL 35040

Property Address 143 Ridgecrest Road  
Calera  
Alabama 35040

Date of Sale May 4, 2017  
Total Purchase Price \$144,800.00

~~20170504000156060 05/04/2017 03:42:54~~

PM DEEDS 3/3

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

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 5/3/2017

☐ Unattested

Print Sandy E. Johnson

Sign

(Signature)  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/04/2017 03:42:54 PM  
\$166.00 CHARITY  
20170504000156060

(Signature)

Form RT-1