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05/08/2017 10:18:37 AM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Gateway Group
270 Dolig Baker Blvd
STE 700-276
B'ham. AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF **Ninety-Five Thousand Dollars and NO/100 (\$95,000.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Steven R. Rye, as Trustee of the Robert E. Rye, Jr. Irrevocable Family Trust dated May 19, 2004**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Gateway Group Enterprises, Inc., an Alabama Corporation** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 2, according to the Survey of Laurel Woods, as recorded in Map Book 16, Page 24, in the Probate office of Shelby County, Alabama.

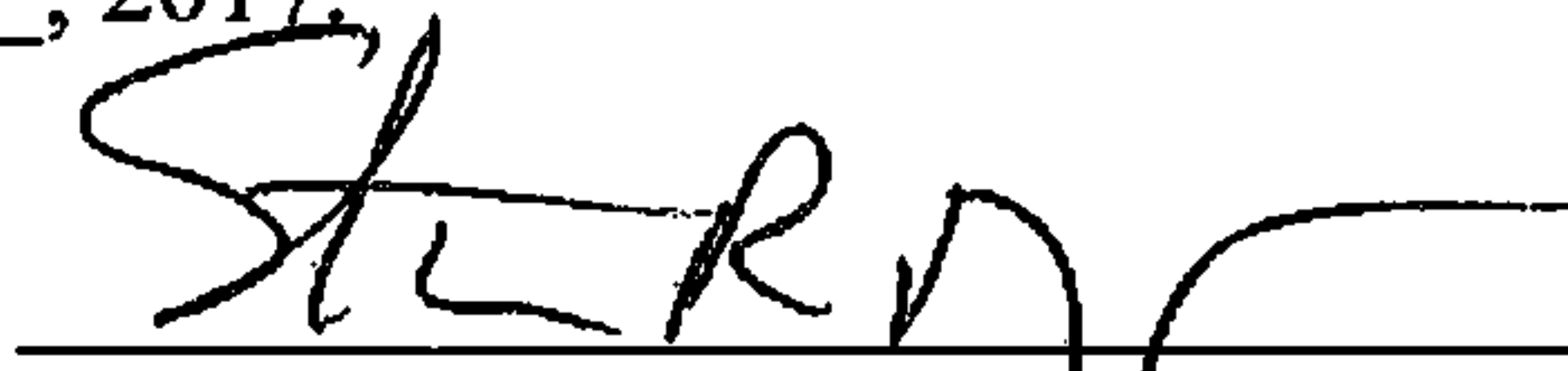
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ None of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, its successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said **Grantee**, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set his/her hand and seal,
this 5th day of May, 2017.



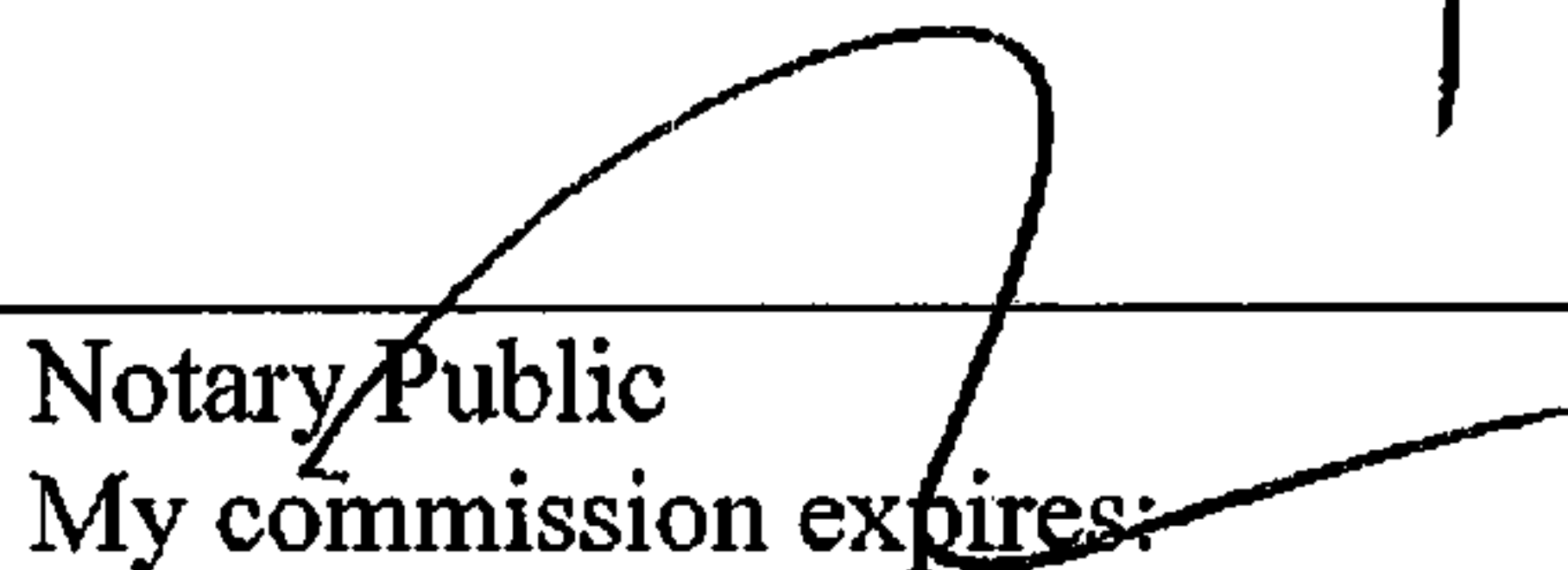
Steven R. Rye, as Trustee of the Robert E. Rye, Jr. Irrevocable
Family Trust Dated May 19, 2004

STATE OF AL
COUNTY OF Jefferson

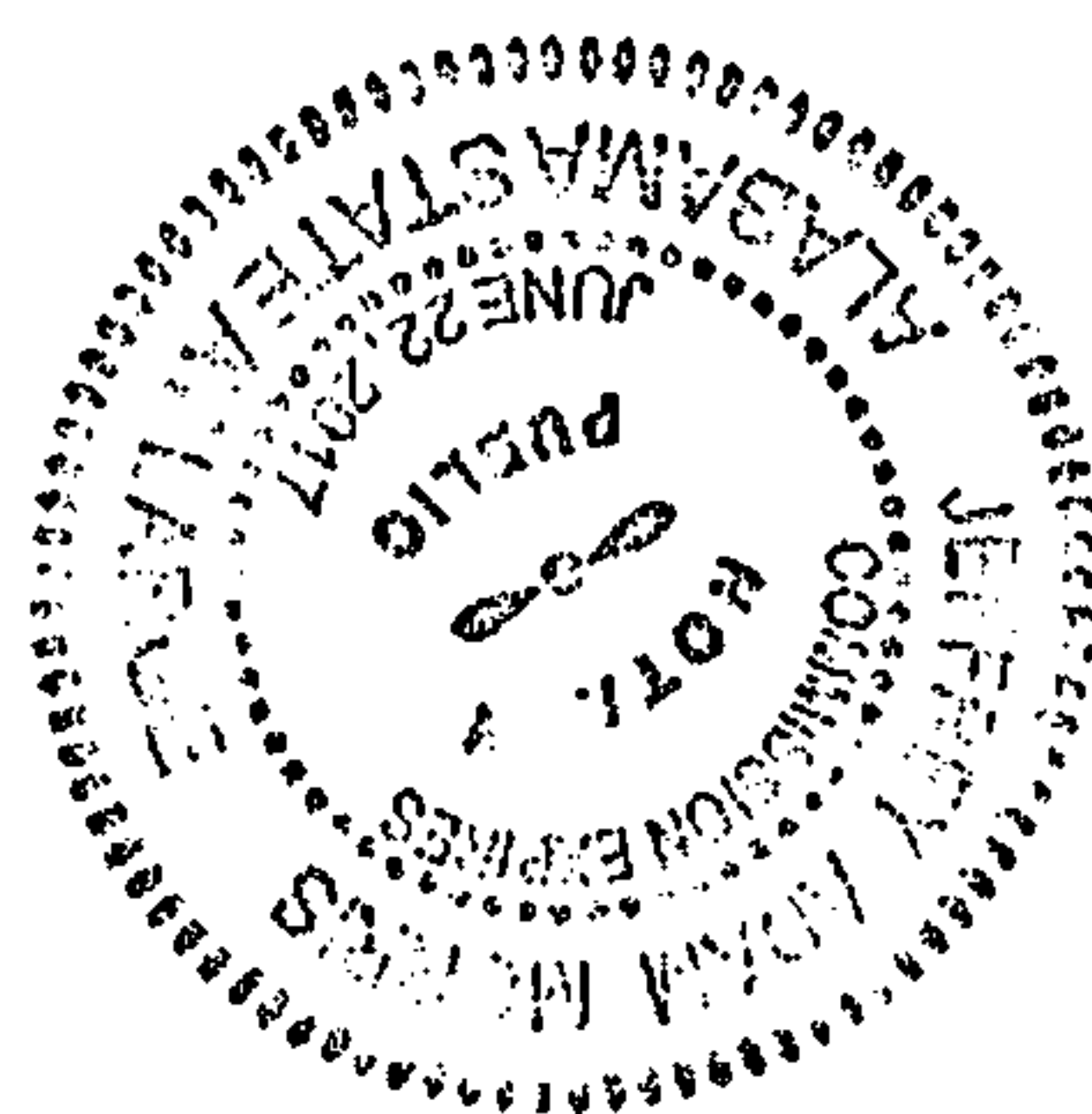
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Steven R. Rye, as Trustee of the Robert E. Rye, Jr. Irrevocable Family Trust Dated May 19, 2004
whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, he/she executed the same voluntarily in his
capacity as trustee and with full authority on the day the same bears date.

Given under my hand and official seal this the 5th day of May, 2017.

Notary Seal



Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name Steven Rye Grantee's Name Gateway Group
 Mailing Address 208 Oak Forest Drive Mailing Address 270 Doug Baker Blvd
Pelham, AL Ste 700-276
35124 B'ham, AL 35242

Property Address 155 Laurel Woods Dr. Date of Sale 5-5-17
Helena, AL Total Purchase Price \$ 95,000
35080 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 _____
☒ 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 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 5-5-17 Print James J. [Signature]
 _____ Sign _____
 Unattested (verified by) (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
 05/08/2017 10:18:37 AM
 \$116.00 CHERRY
 20170508000158020