

THIS INSTRUMENT PREPARED BY:
KATHERINE H. WATKINS
BOARDMAN, CARR, PETELOS,
WATKINS & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
DAL Properties, LLC
7508 Bear Creek Road
Sterrett, Alabama 35147

GENERAL WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Four Thousand and No/100 Dollars (\$64,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, W DEVELOPMENT, LLC, an Alabama Limited Liability Company (hereinafter referred to as Grantor), grants, bargains, sells and conveys unto DAL PROPERTIES, LLC, an Alabama Limited Liability Company (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Map and Survey of Chelsea Reserve, as recorded in Map Book 47, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee.

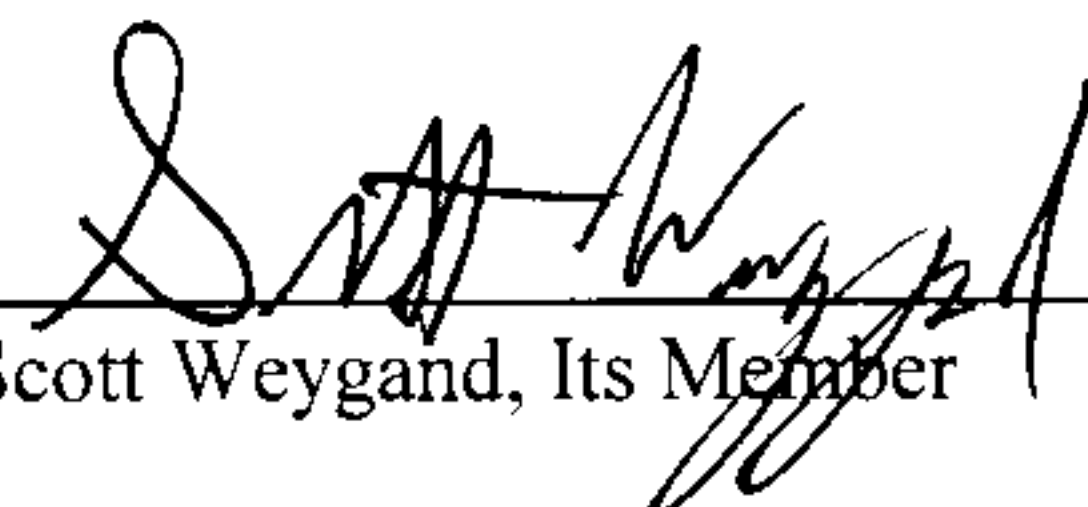
And the Grantor does for itself covenant with the said Grantee, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it shall warrant and defend the same to the said Grantee, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor W Development, LLC, by and through its Member, has set its hand and seal, this 12 day of May, 2017.


20170517000170530 1/3 \$85.00
Shelby Cnty Judge of Probate: AL
05/17/2017 08:04:01 AM FILED/CERT

Shelby County: AL 05/17/2017
State of Alabama
Deed Tax: \$64.00

W DEVELOPMENT, LLC

By: 
Scott Weygand, Its Member

STATE OF ALABAMA)
)
SHELBY COUNTY)

The undersigned, a Notary Public in and for said County, in said State, hereby certifies that Scott Weygand, whose name as its Member, 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 this instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand this 12^m day of May, 2017.

Rachel Henson
Notary Public

SEAL

My commission expires: 9/18/18


20170517000170530 2/3 \$85.00
Shelby Cnty Judge of Probate, AL
05/17/2017 08:04:01 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 W Development, Inc.
Mailing Address 398 Chessex Drive
Suite 1
Chelsea, AL 35043

Grantee's Name DAL Properties, LLC
Mailing Address 3112 Hwy 109
Wilsonville, AL 35186

Property Address Chelsea Reserve
Lot 19

Date of Sale 5-12-17
Total Purchase Price \$ 64,000.00
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
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☒ Other General Warranty Deed

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 5-16-17

Print Peter Kenakis

Sign P. Kenakis

fied by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20170517000170530 3/3 \$85.00
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