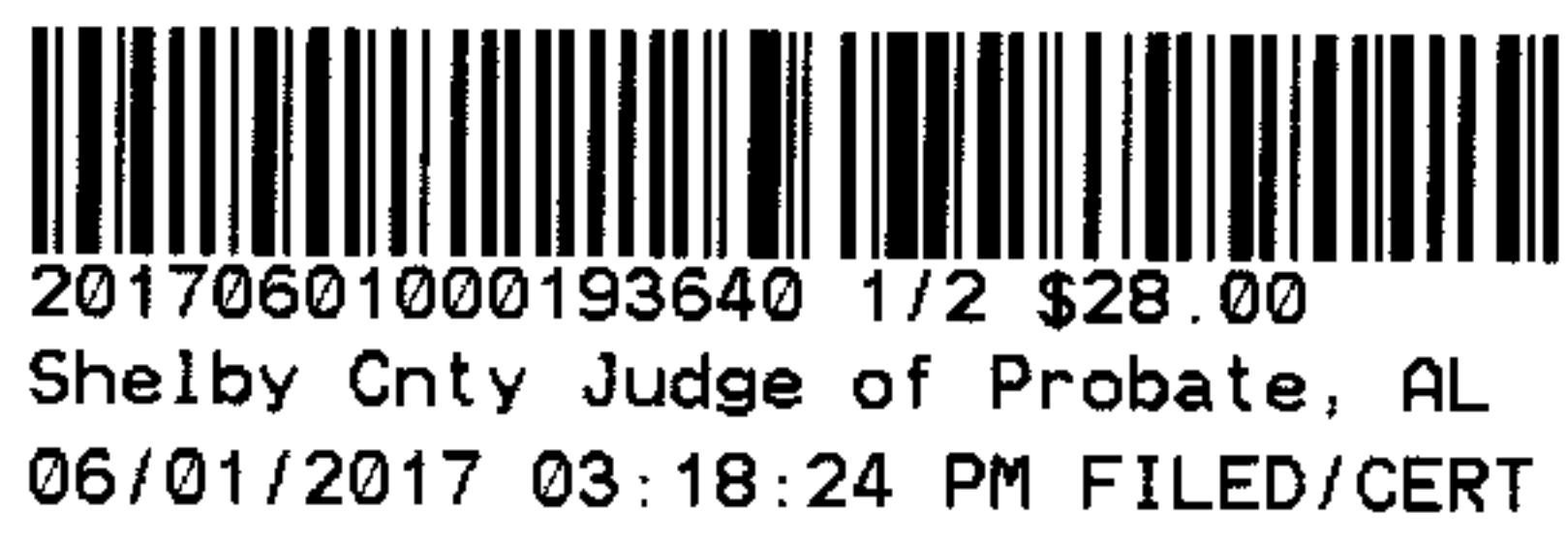


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:
Willie Garrett, Jr.
136 20 38th Avenue
Flushing NY 11354

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN THOUSAND DOLLARS AND ZERO CENTS (\$10,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Larry Carraway, a married man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Willie Garrett, Jr.** (herein referred to as **Grantee**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

Lot 3, according to the survey of Long Walk Subdivision recorded in Map Book 44, page 106, recorded in the Office of the Judge of Probate, Shelby County, Alabama.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2017.
- 2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of May, 2017.

Larry Carraway by Nancy Carraway
Larry Carraway as attorney in fact
By: Nancy Carraway, As Attorney in Fact

Shelby County, AL 06/01/2017
State of Alabama
Deed Tax: \$10.00

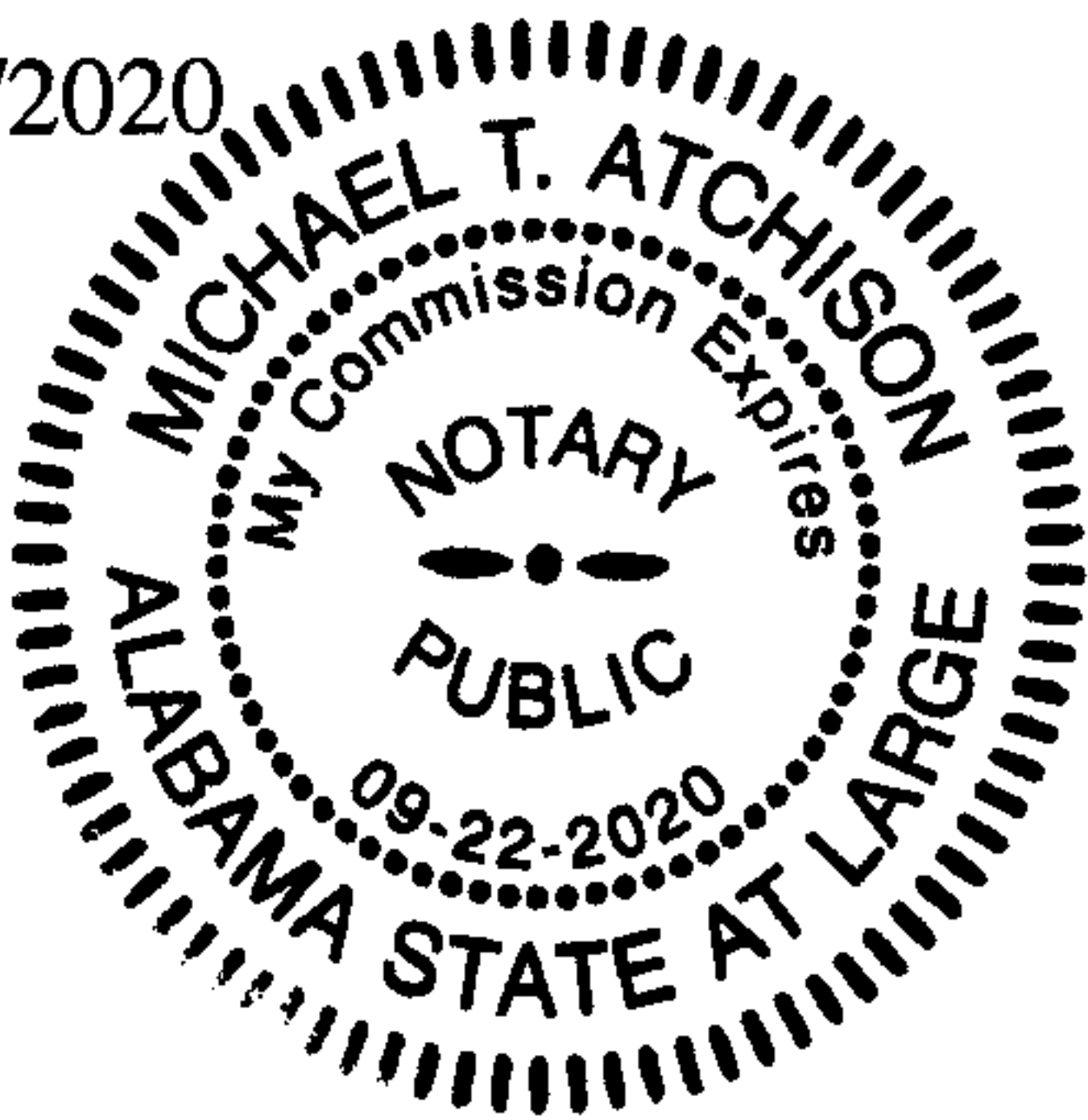
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Nancy Carraway as Attorney in Fact for Larry Carraway** whose name 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of May, 2017.

Michael T. Atchison

Notary Public
My Commission Expires: 9/22/2020



Real Estate Sales Validation Form

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

Grantor's Name Larry Carraway
Mailing Address 1246 Hwy 86
Calera, AL 35040

Grantee's Name Willie Gurreff
Mailing Address 136 20th Ave
Flushing N.Y. 11354

Property Address 3 Long Walk Sp
MS 44-106

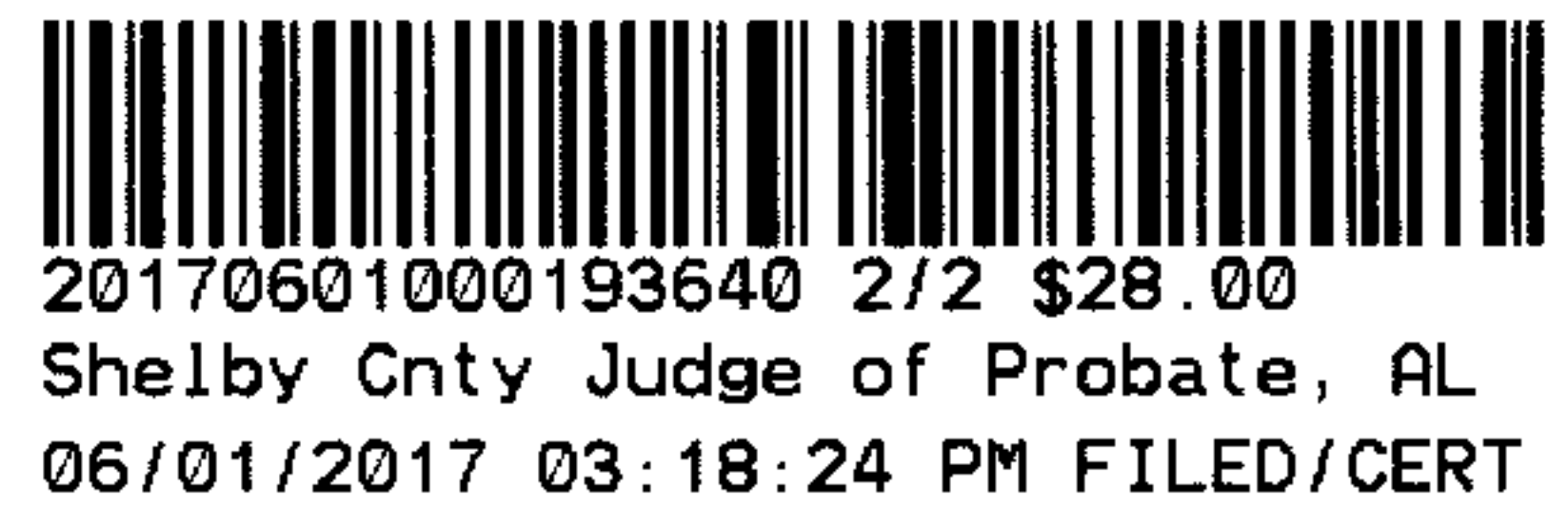
Date of Sale 30 May 2017
Total Purchase Price \$ 10,000.00
or
Actual Value \$

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



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 30 May 2017

Print Larry Carraway

Unattested

Sign Larry Carraway

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1