

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Spartan Invest, LLC
1110 23rd Street South
Birmingham, AL 35205

STATE OF ALABAMA

20170616000213630

COUNTY OF SHELBY

06/16/2017 02:50:31 PM

DEEDS 1/3

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **DAVID J. STEWART, a married man and DANIEL E. STEWART, a married man** (herein referred to as Grantors) grant, bargain, sell and convey unto **SPARTAN INVEST, LLC** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Life Estate interest held by Joe David Stewart is hereby relinquished due to the fact he died on or about the 26th day of July, 2015.

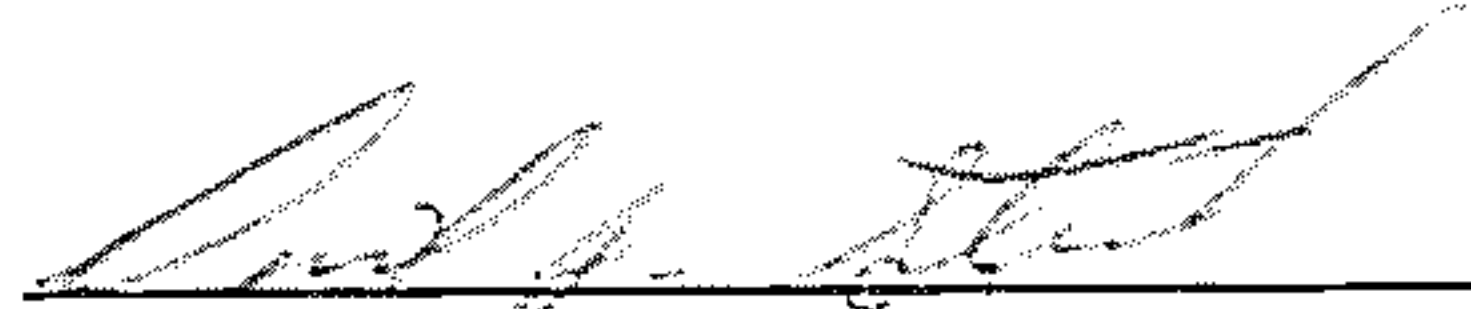
This property does not constitute the homestead of the grantors as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantors.

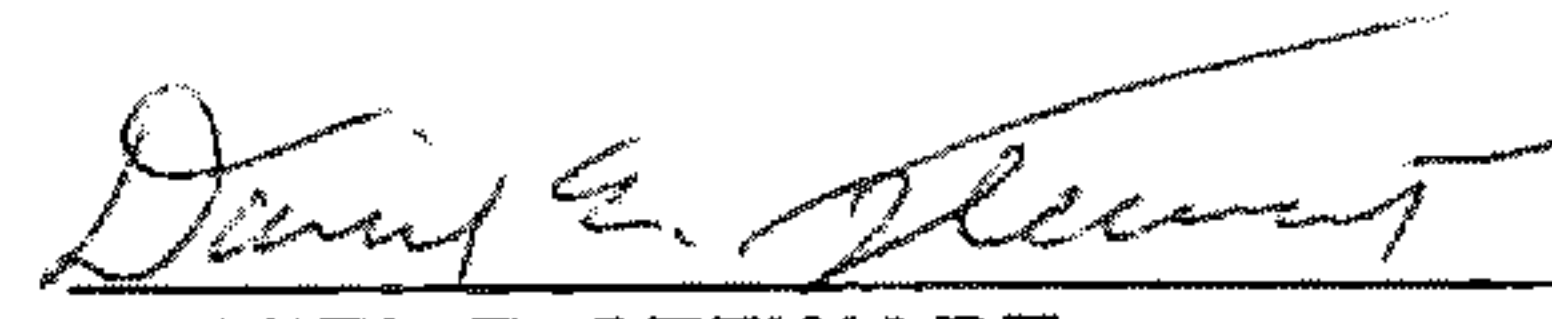
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our 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, we have hereunto set our hands and seals this 8th day of May, 2017.



DAVID J. STEWART



DANIEL E. STEWART

STATE OF ALABAMA

COUNTY OF SHELBY

I, **CHRISTINA ELIZABETH WALL**, a Notary Public in and for said County, in said State, hereby certify that **DAVID J. STEWART and DANIEL E. STEWART**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of May, 2017.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021



Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"

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A parcel of land situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 21 South, Range 3 West, Shelby County Alabama, being more particularly described as follows: Commence at the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 21 South, Range 3 West; run thence in a westerly direction along the North of said $\frac{1}{4}$ $\frac{1}{4}$ section for a distance of 349.29 feet; thence turn an angle to the left of $61^{\circ}42'18''$ and run in a Southwesterly direction for a distance of 193.70 feet; thence turn an angle to the left of $109^{\circ}53'45''$ and in a Southeasterly direction for a distance of 453.16 feet to its intersection with the East line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 3; thence turn an angle to the left of $100^{\circ}08'45''$ and in a Northerly direction along said East line for a distance of 236.84 feet to the point of beginning.

PARCEL NUMBER: 23-2-03-2-001-002.000

Real Estate Sales Validation Form

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

Grantor's Name	David J. Stewart &	Grantee's Name	Spartan Invest, LLC
Mailing Address	Daniel E. Stewart	Mailing Address	
	2225 Hwy 26		1110 23rd St S
	Alabaster, AL 35007		Birmingham, AL 35205
Property Address	506 Cedar Lane	Date of Sale	05/08/2017
	Alabaster, AL 35007	Total Purchase Price \$	
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	99,540.00

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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 Assessed value under Tax Parcel
☐ Closing Statement	23-2-03-2-001-002.000

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 _____

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign _____
(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
06/16/2017 02:50:31 PM
\$121.00 CHERRY
20170616000213630

A handwritten signature in dark ink, appearing to read "James W. Fuhrmeister", is written over the official text of the county clerk.