

THIS INSTRUMENT PREPARED BY:

W. L. Longshore, III
2009 Second Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Steve Upton
P.O. Box 336
Birmingham, AL 35201

20170626000227950 1/3 \$111.00
Shelby Cnty Judge of Probate, AL
06/26/2017 02:55:17 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$450,000.00 (\$10.00 DOLLARS) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, or we,

Michael Spanos and wife, Mary Spanos

(herein referred to as grantor) does hereby grant, bargain, sell and convey unto

DAY, LLC, an Alabama Limited Liability Company

(herein referred to as grantee, whether one or more), all of their undivided interest in the following described real estate situated in Shelby County, Alabama to-wit:

See attached legal description marked Exhibit "A"

SUBJECT TO: 1. 2017 taxes
2. Easements and restrictions of record

\$360,000.00 of the above purchase price was paid from the proceeds of a Purchase Money Mortgage closed even date herewith.

TO HAVE AND TO HOLD Unto the said grantees, or its and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said grantee, the heirs and assigns, that 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 grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I or we have hereunto set my or our hand(s) and seal(s), this 21 day of June, 2017.

Shelby County, AL 06/26/2017
State of Alabama
Deed Tax: \$90.00


Michael Spanos

Mary Spanos

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Michael Spanos and wife Mary Spanos are 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, executed the same voluntarily,

Given under my hand and official seal this the 21st day of June, 2017.


Notary Public

My Commission Expires: 5-13-2020

EXHIBIT "A" - LEGAL DESCRIPTION

Parcel I:

The Northwest Quarter of the Southeast Quarter of Section 34, Township 20 South, Range 2 West, together with a non-exclusive easement created in that certain easement instrument dated February 28, 1985, and recorded in Book 020, Page 897 and Book 291, Page 465, recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Less and except from Parcel I:

Begin at the NW corner of the NW 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 2 West; thence South 3° 19' 13" West a distance of 473.33 feet; thence South 86° 35' 37" East a distance of 1321.57 feet; thence North 3° 17' 38" East a distance of 473.33 feet to the NE corner of said 1/4-1/4 section, thence North 86° 35' 37" West a distance of 1321.35 feet to the point of beginning. Situated in Shelby County, Alabama.

Parcel II:

Begin at the SE corner of the NE 1/4 of the SW 1/4 of Section 34, Township 20 South, Range 2 West; thence North 3° 19' 13" East a distance of 837.90 feet; thence North 86° 35' 37" West a distance of 1299.57 feet; thence South 3° 19' 13" West a distance of 840.49 feet; thence south 86° 42' 28" East a distance of 1299.57 feet to the point of beginning. Situated in Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name: Michael Spanos and _____ Grantee's Name: DAY, LLC
Mary Spanos and _____

Mailing Address: 116 Port South Lane
Alabaster, AL 35007

Mailing address: P. O. Box 336
Birmingham, AL 35201

Property Address:
Ridgeview Lake Road
Saginaw, AL 35007

Date of Sale \$ _____
Total Purchase \$450,000.00
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 6-21-17

Print W. L. Longshore, III

Unattested _____

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Verified by



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