

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN by these Presents: That for and in consideration of One Hundred Twenty One Thousand and 00/100 Dollars (\$121,000.00) and other good and valuable consideration to the undersigned, **NTA Property Management, LLC** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged do grant, bargain, sell, and convey unto the said **Hallmark Mortgage Inc.** (herein referred to as Grantee) the following described real estate to wit:

**LOT 523, ACCORDING TO THE SURVEY OF FOREST PARKS, 5TH SECTOR,
AS RECORDED IN MAP BOOK 23, PAGE 155 A & B, IN THE PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA.**

1. Subject to Ad Volorem taxes for the current tax year..
2. Subject to Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines or record, it any.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee's heirs, executors, and administrators, covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as stated above, and that I have a 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, her heirs, executors, and assigns, forever, against the lawful claims of all persons.

Given under our hand and seal this 15th day of November, 2016


NTA Property Management, LLC


Robert R. Becks Jr.
Its: Member

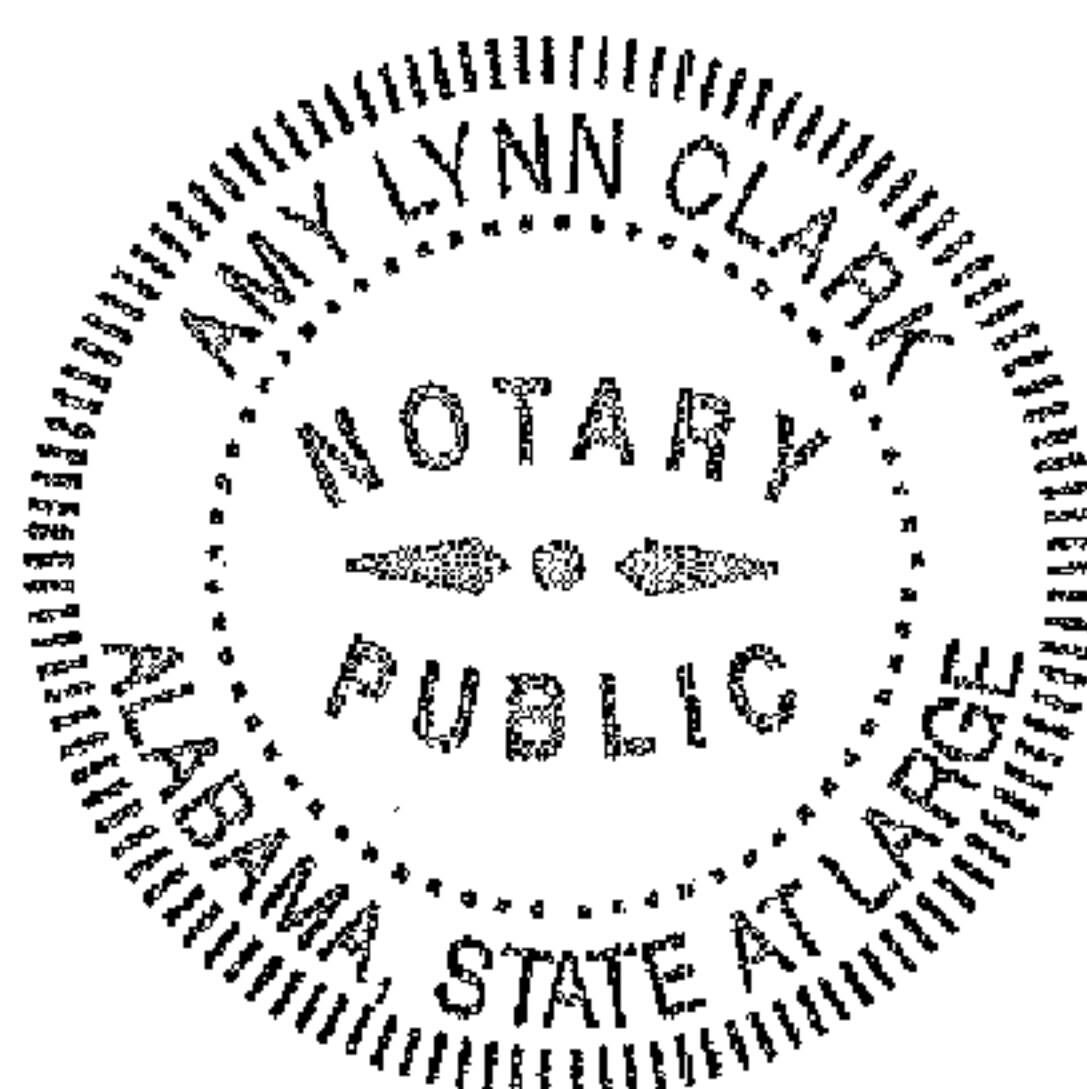
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for the State and County, do hereby certify that **Robert R. Becks Jr.**, whose name as **Member of NTA Property Management, LLC**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, executed the same for and as the act of said corporation.

Given under my hand this 15th day of November, 2016.


Notary Public
My Commission Expires: 10-24-17

This instrument was prepared by:
Mark A. Pickens
Attorney at Law
P.O. Box 59372
Birmingham, Alabama 35259



Grantee Address:
Hallmark Mortgage, Inc
Post Office Box 59372
Birmingham, AL 35259

Real Estate Sales Validation Form

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

Grantor's Name	NTA Property Managements, LLC	Grantee's Name	Hallmark Mortgage Inc.
Mailing Address	201 Conroy Road	Mailing Address	Post Office Box 59372
	Sterrett, Alabama 35147		Birmingham, AL 35259
Property Address	143 Woodbury Drive	Date of Sale	11/15/2016
	Sterrett, AL 35147	Total Purchase Price \$	127,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Warranty Deed
<input type="checkbox"/> 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 11-15-2016

Print Mark A. Pickens

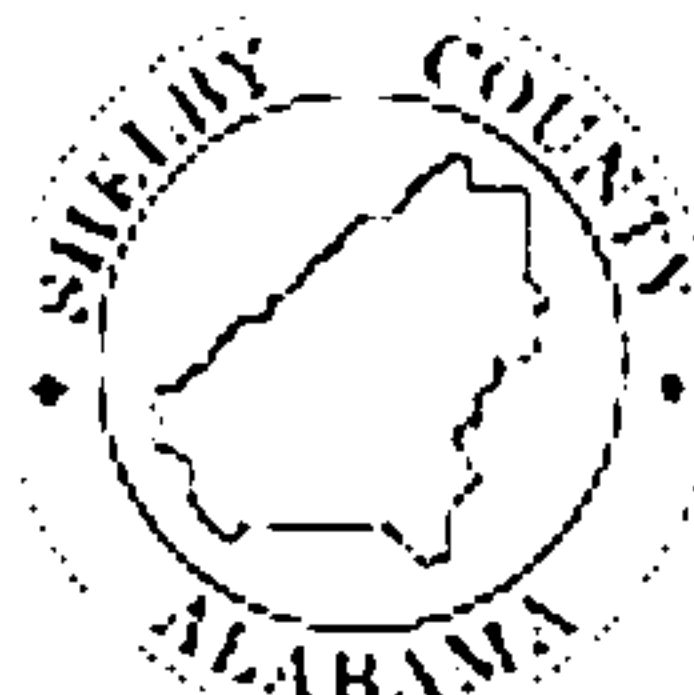
Unattested

(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
06/30/2017 08:21:21 AM
\$139.00 CHERRY
20170630000233600