

**THIS INSTRUMENT PREPARED BY:**  
George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICE TO:**  
THOMAS PLACE PROPERTIES LLC  
2840 ASTER LAKE ROAD  
HELENA, ALABAMA 35022

**WARRANTY DEED**

**20170802000279610**  
**08/02/2017 03:20:32 PM**  
**DEEDS 1/3**

**STATE OF ALABAMA            )**  
  
**SHELBY COUNTY                )**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Two Thousand Five Hundred and 00/100 Dollars (\$102,500.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, GREGORY A. WALLACE, A MARRIED PERSON (herein referred to as “Grantor”), does grant, bargain, sell, and convey unto THOMAS PLACE PROPERTIES, LLC (herein referred to as “Grantee”), all of his right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 30, ACCORDING TO THE SURVEY OF HIDDEN CREEK, AS RECORDED IN MAP BOOK 23, PAGE 97, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE GRANTORS SPOUSE

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, and its assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; 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, and its assigns forever, against the lawful claims of all persons.

**TO HAVE AND TO HOLD** unto the said Grantee and its assigns, forever.


IN WITNESS WHEREOF, the Grantor has hereunto set her hands and seals, this 2<sup>nd</sup> day of AUGUST , 2017.

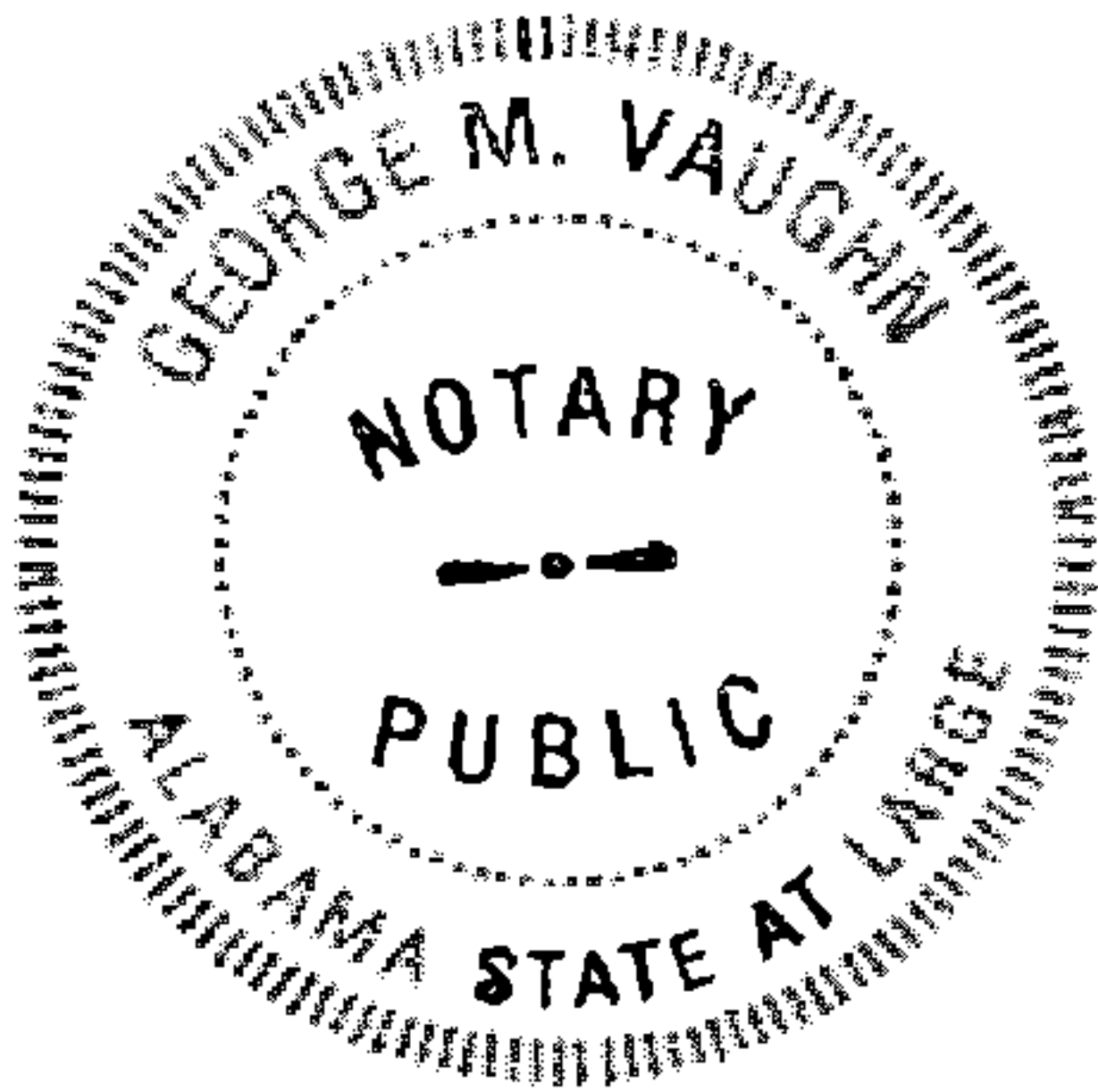
  
GREGORY A. WALLACE

STATE OF ALABAMA       )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that GREGORY A. WALLACE, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of AUGUST, 2017.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/18/2017



# Real Estate Sales Validation Form

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

Grantor's Name Gregory A. Wallace  
Mailing Address 46 George Vaughn  
300 Cahaba Park Circle SE  
Birmingham AL 35229

Grantee's Name Thomas Place Properties LLC  
Mailing Address 2840 Astor Lake Road  
Helen AL 35080

Property Address 135 Hidden Creek Circle  
Pelham AL 35124

Date of Sale 8/2/2017  
Total Purchase Price \$ 102,500

or  
Actual Value \$ \_\_\_\_\_

20170802000279610 08/02/2017 03:20:32 PM DEEDS 3/3 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 8/2/2017

Print George M. Vaughn

Unattested

Sign

(verified by)

(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  
08/02/2017 03:20:32 PM  
\$123.50 CHERRY  
20170802000279610

*[Signature]*