

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Derek C. Lemke

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and 00/100 Dollars (\$10.00), to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Deep South Partners, LLC**, a Florida limited liability company (herein referred to as Grantor) does grant, bargain, sell and convey unto **Derek C. Lemke** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 13, according to the Survey of Wilmington Place, as recorded in Map Book 30, Page 23 A&B, in the Probate Office of Shelby County, Alabama.

NOTE TO RECORDING CLERK: The tax assessed value of this property is \$435,900.00

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

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

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Deep South Partners, LLC, by its Member, Derek C. Lemke who is authorized to execute this conveyance, has hereto set its signature and seal, this August 17, 2017.

Deep South Partners, LLC

By: _____

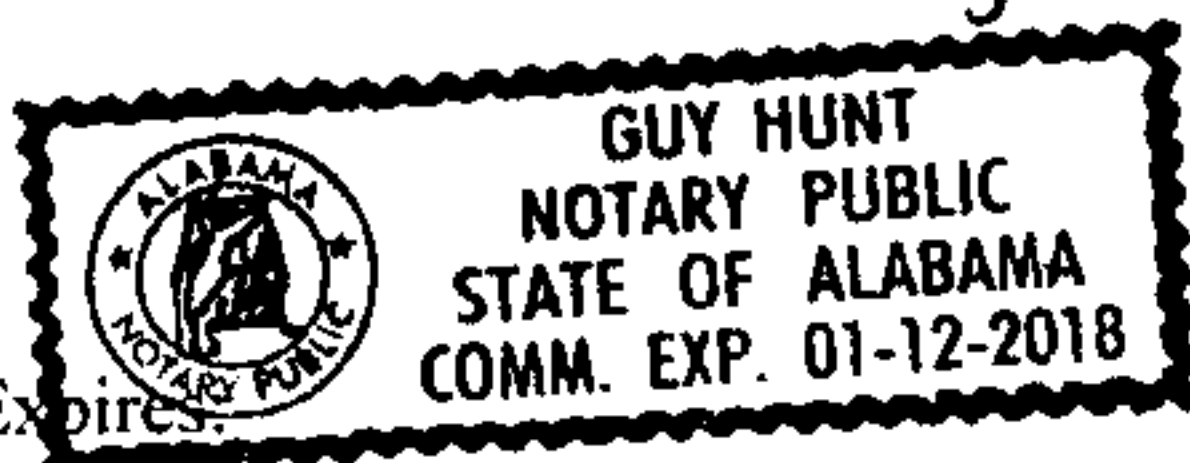
Derek C. Lemke

Its: Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Derek C. Lemke whose name as Member of Deep South Partners, LLC, 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, Derek C. Lemke, in his capacity as such Member and with full authority, executed the same voluntarily for and as the act of said LLC.

Given under my hand and seal this August 17, 2017.



My Commission Expires _____

Notary Public

20170817000298500 1/2 \$454.00
Shelby Cnty Judge of Probate, AL
08/17/2017 10:48:32 AM FILED/CERT

Shelby County, AL 08/17/2017
State of Alabama
Deed Tax: \$436.00

Real Estate Sales Validation Form

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

Grantor's Name Deep South Partners, LLC
Mailing Address 270 Doug Baker Blvd
Suite 700-253
Birmingham, AL 35242

Grantee's Name Derek C. Lemke
Mailing Address 11625 Wingfield Dr.
Birmingham, AL 35243

Property Address 11625 Wingfield Dr.
~~270 Doug Baker Blvd~~
~~Suite 700-253~~
Bhm, AL 35243

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 435,900

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 8/17/17

Unattested

Print Camille Mace Bullen

Sign Camille M. Bullen

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170817000298500 2/2 \$454.00
Shelby Cnty Judge of Probate, AL
08/17/2017 10:48:32 AM FILED/CERT