

The purchase of the herein described real property is being financed in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
GREYSTONE TITLE, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

Send Tax Notice to:
Credence South Properties, LLC
3590B Hwy 31 S, Ste 134
Pelham AL 35124

STATE OF ALABAMA)
SHELBY COUNTY)
20170915000336710 09/15/2017 12:18:04 PM DEEDS 1/3
GENERAL WARRANTY DEED

That in consideration of ONE HUNDRED SIXTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$167,000.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned **GREG W. CARDEN and MARY ALYCE CARDEN, a married couple**, have granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **CREDENCE SOUTH PROPERTIES, LLC**, an Alabama limited liability company, (hereinafter referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Map and Survey of Willowbrook, as recorded in Map Book 11, Page 48 A & B, in the Probate Office of Shelby County, Alabama.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantors do hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto **CREDENCE SOUTH PROPERTIES, LLC**, its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's dissolution, the entire interest in fee simple shall pass to the successors and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*,

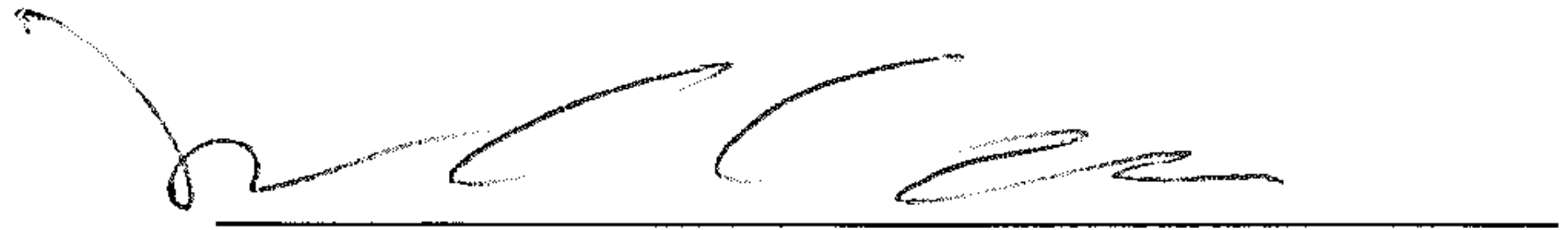
1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, **GREG W. CARDEN** and **MARY ALYCE CARDEN** have

caused this conveyance to be executed in their names, and their seals affixed this the 15th day of

September, 2017.


GREG W. CARDEN

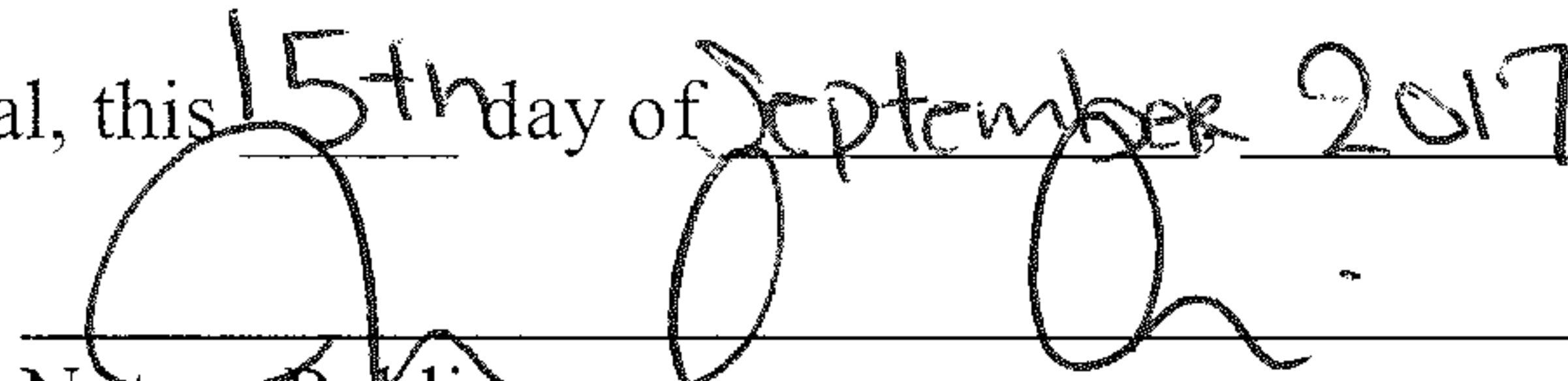

MARY ALYCE CARDEN

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **GREG W. CARDEN** and **MARY ALYCE CARDEN**, whose name are signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15th day of September 2017.




Notary Public

My Commission Expires: 9/14/2020

Real Estate Sales Validation Form

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

Grantor's Name Greg W. Carden & Mary Alyce Carden
Mailing Address 144 Journeys End
Lincoln, AL 35096

Grantee's Name Redence South Properties, LLC
Mailing Address 35908 Hwy 31 South Ste 134
Pelham AL 35124

Property Address 2567 Willowbrook Cir.
Birmingham AL 35242

Date of Sale 9/15/2017

Total Purchase Price \$167,000.00

or

Actual Value

\$

20170915000336710 09/15/2017 12:18:04 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 9/15/2017

Print Greg W. Carden

Sign [Signature]

(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
09/15/2017 12:18:04 PM
\$22.00 CHERRY
20170915000336710

(verified by)

[Signature]