


Send tax notice to:  
Timeless Homes, LLC  
121 High Hampton Drive  
Pelham, AL 35124

This instrument prepared by:  
Timeless Homes, LLC/Monty Bryant  
121 High Hampton Drive  
Pelham, AL 35124

STATE OF ALABAMA  
COUNTY OF Shelby

**WARRANTY DEED**

  
20170928000353240 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
09/28/2017 10:38:15 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Twenty Five Thousand and no/100 Dollars (\$25,000.00) in hand paid to the undersigned, **J. W. Stevenson, LLC**, Alabama limited liability company (hereinafter referred to as "Grantor") by Timeless Homes, LLC (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 90, according to the Survey of Bent Creek Subdivision, Sector 2, Phase 1, as recorded in Map Book 39, Page 135, in the Probate Office of Shelby County, Alabama.

\*Purchase Money Mortgage filed Simultaneously Herewith\*

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

TO HAVE AND TO HOLD unto the Grantee, its heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; 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 Grantee, its heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, J.W. Stevenson, LLC, an Alabama Limited Liability Company, by Jackie W. Stevenson its Member, who is authorized to

execute this conveyance, has caused this conveyance to be executed on this, the 28<sup>th</sup>  
day of August, 2017.

J. W. Stevenson, LLC, an Alabama  
limited Liability Company

By: Jackie W. Stevenson  
Jackie W. Stevenson

Its: Member

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Jackie W. Stevenson, whose name as Member of J.W. Stevenson, LLC, an  
Alabama limited liability company, is signed to the foregoing instrument, and who is  
known to me, acknowledged before me on this day, that, being informed of the contents  
of the said instrument, he, in his capacity as such member and with full authority,  
executed the same voluntarily for and as the act of said limited liability company on the  
day the same bears date.

Given under my hand and official seal this the 28<sup>th</sup> day of August, 2017.

Heather Letts  
Notary Public

Print Name: HEATHER LETTS  
Commission Expires: 11-17-2019

20170928000353240 2/3 \$22.00  
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21.00

# Real Estate Sales Validation Form

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

Grantor's Name JW STEVENSON, LLC  
Mailing Address 80 HARBOUR DR  
WILSONVILLE, AL 35186

Grantee's Name TIMELESS HOMES LLC  
Mailing Address 121 High Hampton Dr  
PELHAM AL 35124

Property Address 516 BENT CREEK TRACE  
PELHAM AL  
90 JWS  
Lot # ~~94~~ Bent Creek

Date of Sale 8/28/2017  
Total Purchase Price \$ 25,000.-  
or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_

PARCEL #: 14-1-12-1-002-049.000

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 DEED DATED 8/28/2017

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 8/28/2017

Print Jackie W. Stevenson

Unattested

Sign Jackie W. Stevenson

erified by

(Grantor/Grantee/Owner/Agent) circle one



20170928000353240 3/3 \$22.00  
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Print Form

Form RT-1