

Send tax notice to:
Hunter A. Bailey & Melissa G. Bailey
466 Ballantrae Road
Pelham, AL 35124
PEL1700515

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00) **the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned DAL Properties, LLC*whose mailing address is: 3112 Hwy 109, Wilsonville, AL 35186** (hereinafter referred to as "Grantor"), by **Hunter A Bailey and Melissa G Bailey** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2144, Kirkwall, Phase III, in Ballantrae, as recorded in Map Book 47, Page 71, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

*an Alabama limited liability company.

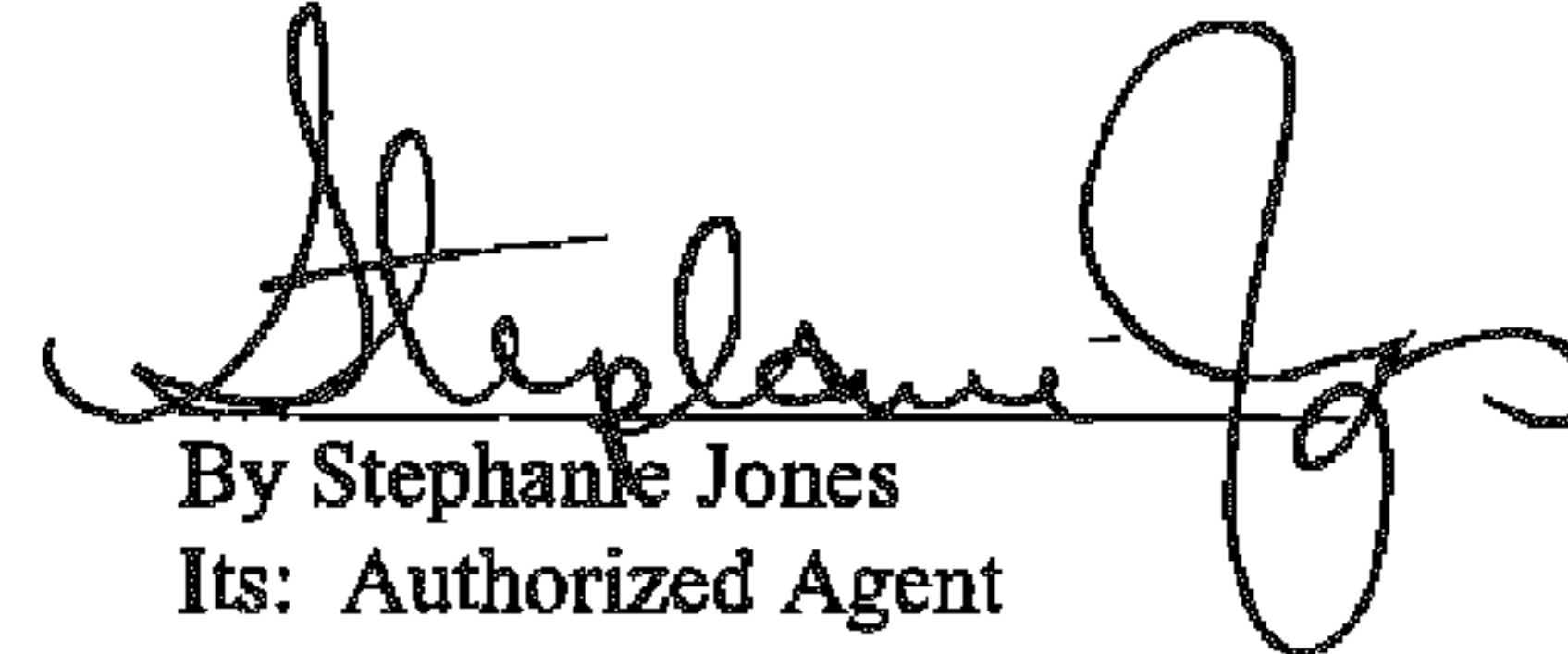
\$306,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with Grantees, their 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 noted 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 said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor DAL Properties, LLC, by Stephanie Jones, its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this the 11th day of September, 2017.

DAL Properties, LLC

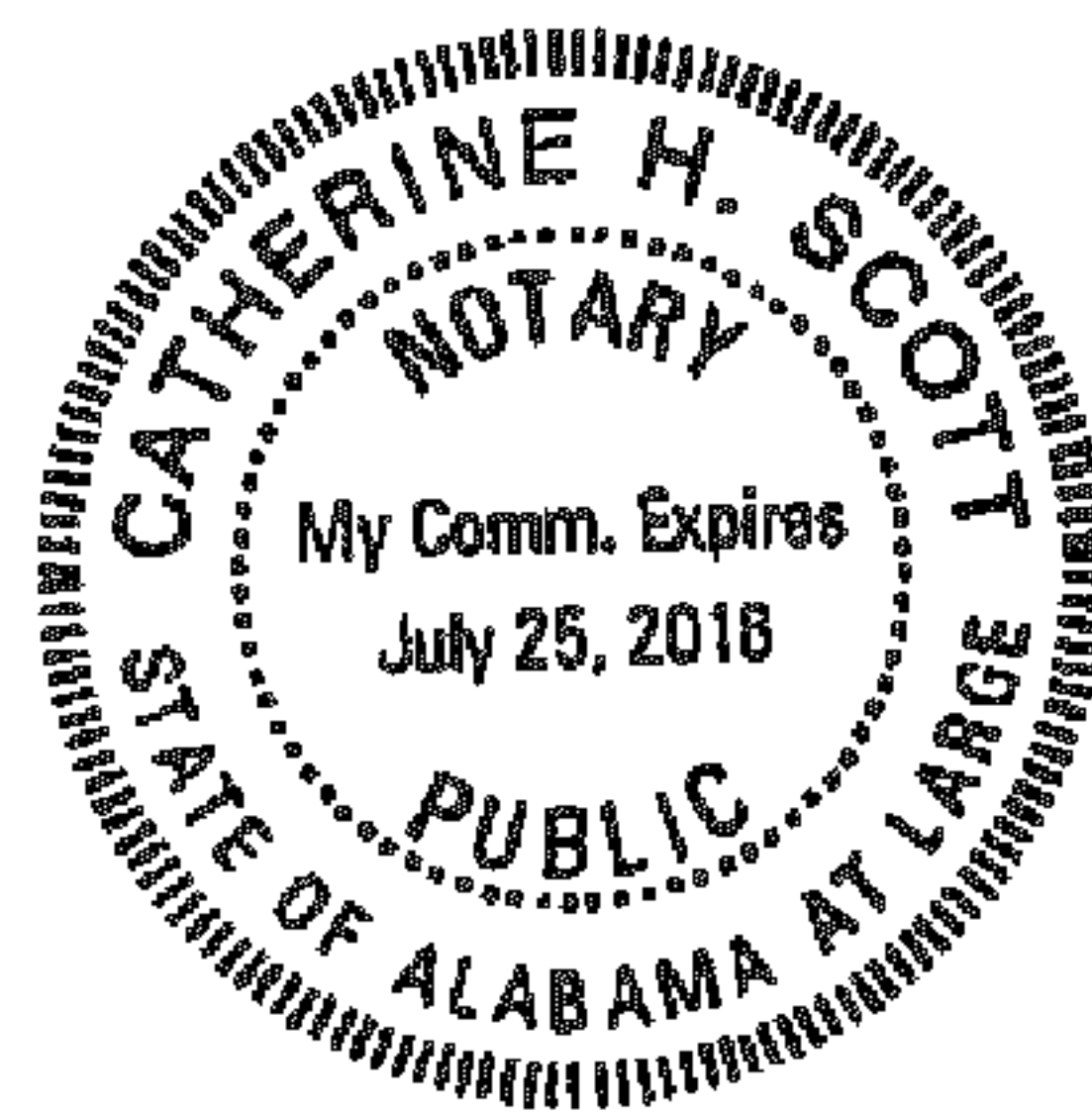

By Stephanie Jones
Its: Authorized Agent

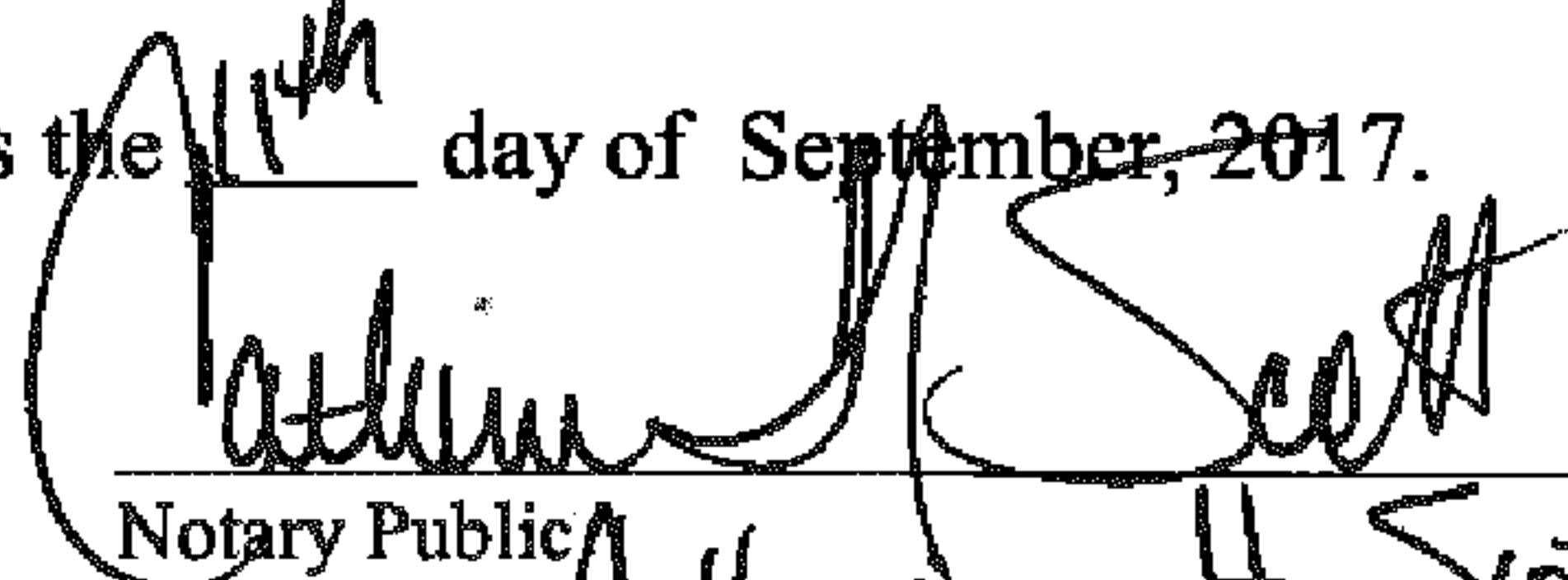
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Jones, whose name as authorized agent of DAL Properties, LLC, 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, she in her capacity as such authorized agent and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of September, 2017.

(NOTARIAL SEAL)




Notary Public
Print Name: Catherine H. Scott
Commission Expires: 7-25-2018

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name DAL Properties, LLC
 Mailing Address 3112 Highway 109
Wilsonville, AL 35186

Grantee's Name Hunter A. Bailey
 Mailing Address Melissa G. Bailey
466 Ballentrae Road
Pelham, AL 35124

Property Address 466 Ballantrae Road
Pelham, AL 35124

Date of Sale 9/11/17
 Total Purchase Price \$ 340,000.00

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)

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 9/11/17

Print Courtney Snow

Unattested

Sign Courtney Snow
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 10/04/2017 11:10:35 AM
 \$55.00 CHERRY
 20171004000361920

[Signature]

Form RT-1