

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Rebecca H. Young
5224 Overlook Cir
Hoover, Alabama 35244

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Fifty Four Thousand and 00/100 Dollars (\$254,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

5 Star, LLC

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Rebecca H. Young

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 7, according to the Amended Survey of The Cottages at Southlake, as recorded in Map Book 16, Page 139, in the Office of the Judge of Probate of Shelby County, Alabama, together with an undivided 1/30 interest in and to the Common Area as designated on the said record plat.

\$203,200.00 of the proceeds come from a mortgage recorded simultaneously herewith.

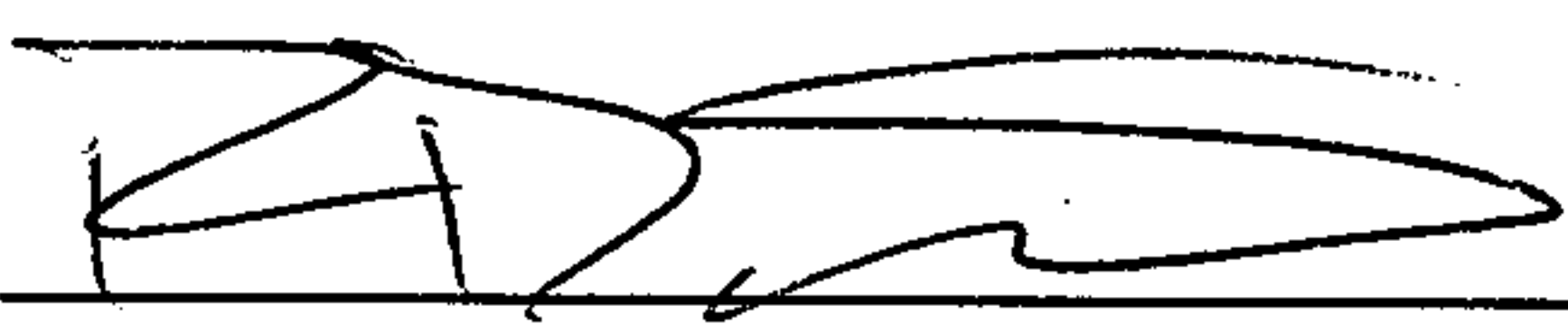
Subject to: (1) 2017 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

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

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this **26th day of September, 2017.**

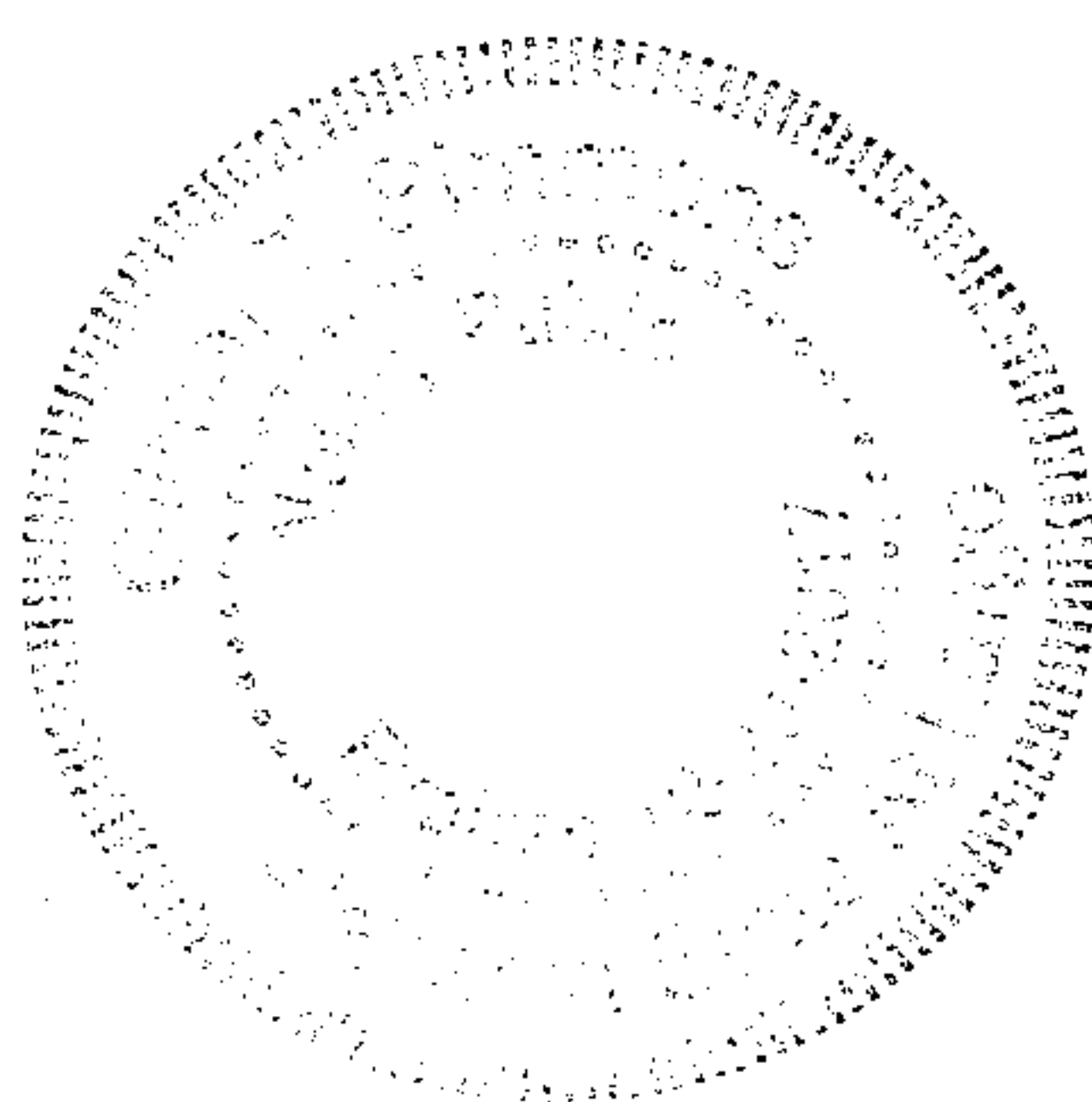
5 Star, LLC

BY:  (Seal)
Randy Visser
ITS: Member

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Randy Visser** as **Member** of **5 Star, LLC** 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 and with full authority as such **Member**, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **26th day of September, 2017.**




Notary Public: **Gilmer T. Simmons**
My Commission Expires: **12/20/2017**

Real Estate Sales Validation Form

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

Grantor's Name S Star, LLC
Mailing Address 4436 Galen Circle
Vestavia, AL 35242

Grantee's Name Rebecca H. Young
Mailing Address 5224 Overlook Circle
Hoover, AL 35244

Property Address 5224 Overlook Circle
Hoover, AL 35244

Date of Sale 9-26-17
Total Purchase Price \$284,000.00

or
Actual Value \$

20171010000367370 10/10/2017 10:52:22 AM DEEDS 2/2 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 ☐ Appraisal
☒ Sales Contract ☐ Other
☒ Closing Statement

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 9/26/17

Print David P. Corder Sr.

Unattested (verified by)

Sign David P. Corder Sr.
(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
10/10/2017 10:52:22 AM
\$69.00 CHERRY
20171010000367370

David P. Corder Sr.