

WARRANTY DEED

Title and Legal not examined

STATE OF ALABAMA)
COUNTY OF SHELBY)

20171020000382510 1/2 \$125.00
Shelby Cnty Judge of Probate, AL
10/20/2017 02:28:00 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY SIX THOUSAND THREE HUNDRED TWENTY DOLLARS (\$86,320.00) and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, Stephen E. Williams (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto 157CHASE, LLC (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit: 157 Chase Creek

Lot 86 according to the Survey of Chase Creek Townhomes, Phase Two, as recorded in Map Book 19, Page 160, in the Probate Court of Shelby County, Alabama

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

To Have and to Hold to the said grantee, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said grantee, heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid, that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 5th day of September, 2017.

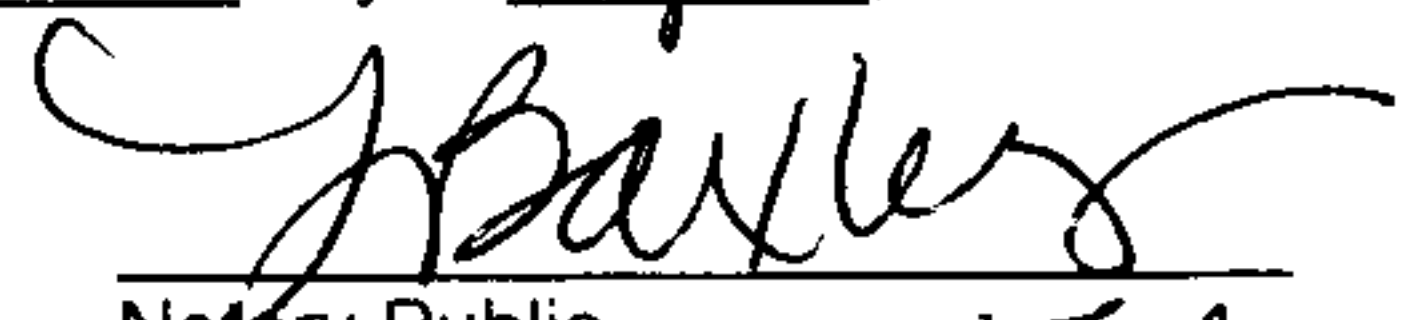

Stephen E. Williams

Shelby County, AL 10/20/2017
State of Alabama
Deed Tax: \$107.00

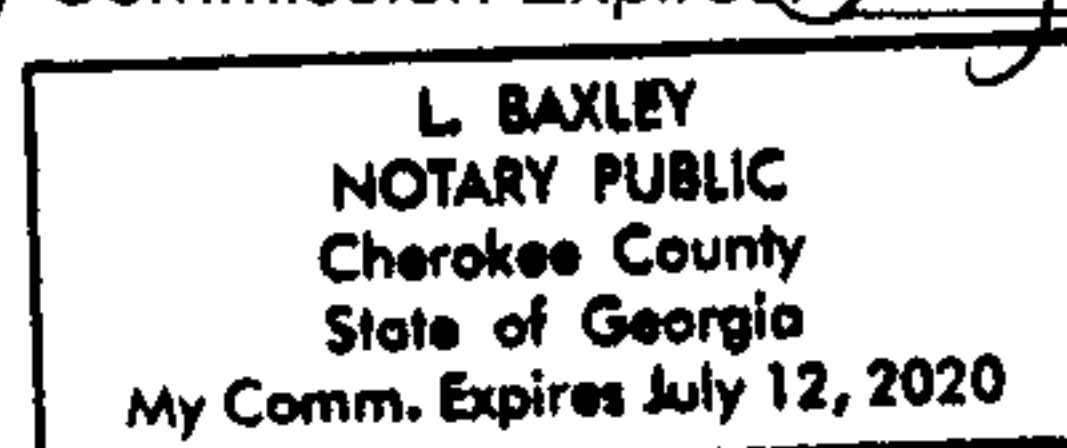
STATE OF Georgia
COUNTY OF Fulton

I, L Baxley, a Notary Public in and for said County in said State, hereby certify that Stephen E. Williams whose names are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, with full authority, executed the same voluntarily.

Given under my hand and official seal this the 5 day of Sept., 2017.


Notary Public
My Commission Expires July 12, 2020

Tax Notice to:
Stephen E. Williams
PO Box 440424
Kennesaw, GA 30160



John E. Medaris, Esq.
230 Bearden Road
Pelham, Alabama

Real Estate Sales Validation Form

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

Grantor's Name STEPHEN WILLIAMS
Mailing Address 1824 CANOE RIDGE NW
VENNESAW GA 30152

Grantee's Name 157CHASE, LLC
Mailing Address PO BOX 751
PELHAM AL 35124

Property Address 157CHASE CREEK CIR
PELHAM AL 35124

Date of Sale _____
Total Purchase Price \$ 0
or
Actual Value \$ 107,000
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 CHANGE OF TITLE

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 7/20/17

Print P. SUZANNE WILLIAMS

Sign [Signature] MANAGER
(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1