

This Instrument was Prepared by:

D Barron Lakeman, LLC
1710 Catherine Court
Unit C
Auburn, AL 36830

File No.: 170467

Send Tax Notice To: Mareno Construction, LLC

100 Twin Brook Lane
Bessemer, AL 35022

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Jefferson

That in consideration of the sum of **Two Hundred Seventy Five Thousand Dollars and No Cents (\$275,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Judith C. Tumlin, an unmarried woman, by and through her attorneys-in-fact Michael Morrison and Mark Morrison,** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mareno Construction, LLC,** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Jefferson, County, Alabama, **the address of which is 2014 Lancaster Road, Homewood, AL 35209;** to wit;

Commence at the Northwest corner of the Northwest Quarter of the Northeast Quarter (NW ¼ of NE ¼) of Section 18, Township 18 South, Range 2 West, and run 298 feet Easterly along the East and West Section line for a Point of Beginning; thence Southerly at right angles to said East and West Section line 210 feet; thence Easterly at right angles 122 feet; thence Northerly at right angles 210 feet to said East and West Section line; thence Westerly along said East and West Section line a distance of 122 feet to a Point of Beginning, situated in Jefferson County, Alabama.

LESS AND EXCEPT :

Lot 1, according to the Map and Survey of Stephanie's Place, as recorded in Map Book 208, Page 8, in the Office of the Judge of Probate of Jefferson County, Alabama.

Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$455,936.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of November, 2017.

Judith C Tumlin by and through her Attorney, in Fact
Michael Morrison

Judith C Tumlin, by and through her attorney-in-fact,
Michael Morrison

Judith C Tumlin by and through her Attorney in Fact
Mark Morrison

Judith C. Tumlin, by and through her attorney-in-fact,
Mark Morrison

State of Alabama

County of Jefferson

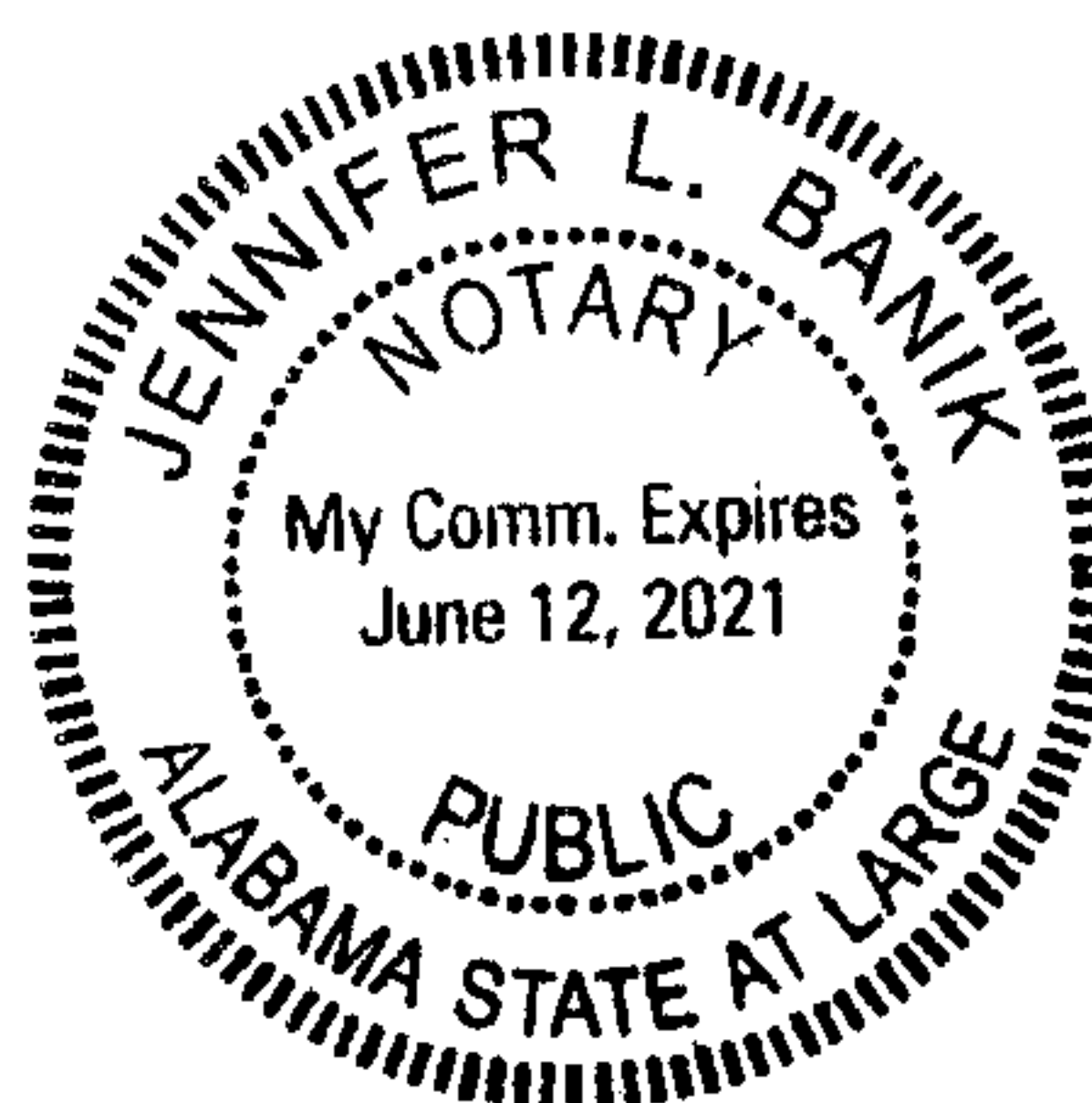
I, Jennifer Banik, a Notary Public in and for the said County in said State, hereby certify that Michael Morrison and Mark Morrison, whose names as attorneys-in-fact for Judith C. Tumlin, an unmarried woman are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, in their capacity as such Attorneys-in-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of November, 2017.

Notary Public, State of Alabama

Jennifer Banik

My Commission Expires: 6/12/21



Judith C Tumlin is the surviving grantee of that certain Warranty Deed from Alta Marie Riggins to Benjamin J Tumlin & Judith C Tumlin, dated 07/24/1991 and recorded in Book 4080, Page 788 on 08/08/1991, in the Probate Office of Jefferson County, Alabama. Benjamin J Tumlin having died on or about 09/04/2007.

Real Estate Sales Validation Form

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

Grantor's Name Judith C Tumlin, widow
 Mailing Address 2014 Lancaster Road
Homewood AL 35209

Grantee's Name Mareno Construction, LLC
 Mailing Address 2014 Lancaster Road
Homewood AL 35209

Property Address 2014 Lancaster Road
Homewood AL 35209

Date of Sale 11/10/2017
 Total Purchase Price \$ 275,000.00



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/14/2017 09:56:46 AM
 \$22.00 CHERRY
 20171114000411380

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 11/14/2017

Print Jim McLean

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner[Agent]) circle one