

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

20171206000437090  
12/06/2017 11:43:14 AM  
DEEDS 1/2

Send tax notice to:  
Toshia R. Baker  
1109 Willow Creek Court  
Alabaster, Alabama 35007

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Sixty Nine Thousand and 00/100 Dollars (\$169,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

**SOLA Properties, LLC**

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

**Toshia R. Baker**

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

**Lot 47, according to the Survey of Willow Creek Phase Two, as recorded in Map Book 9, Pages 102 A & B, in the Probate Office of Shelby County, Alabama.**

**\$165,938.00** of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2018 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 **17th day of November, 2017.**

**SOLA Properties, LLC**

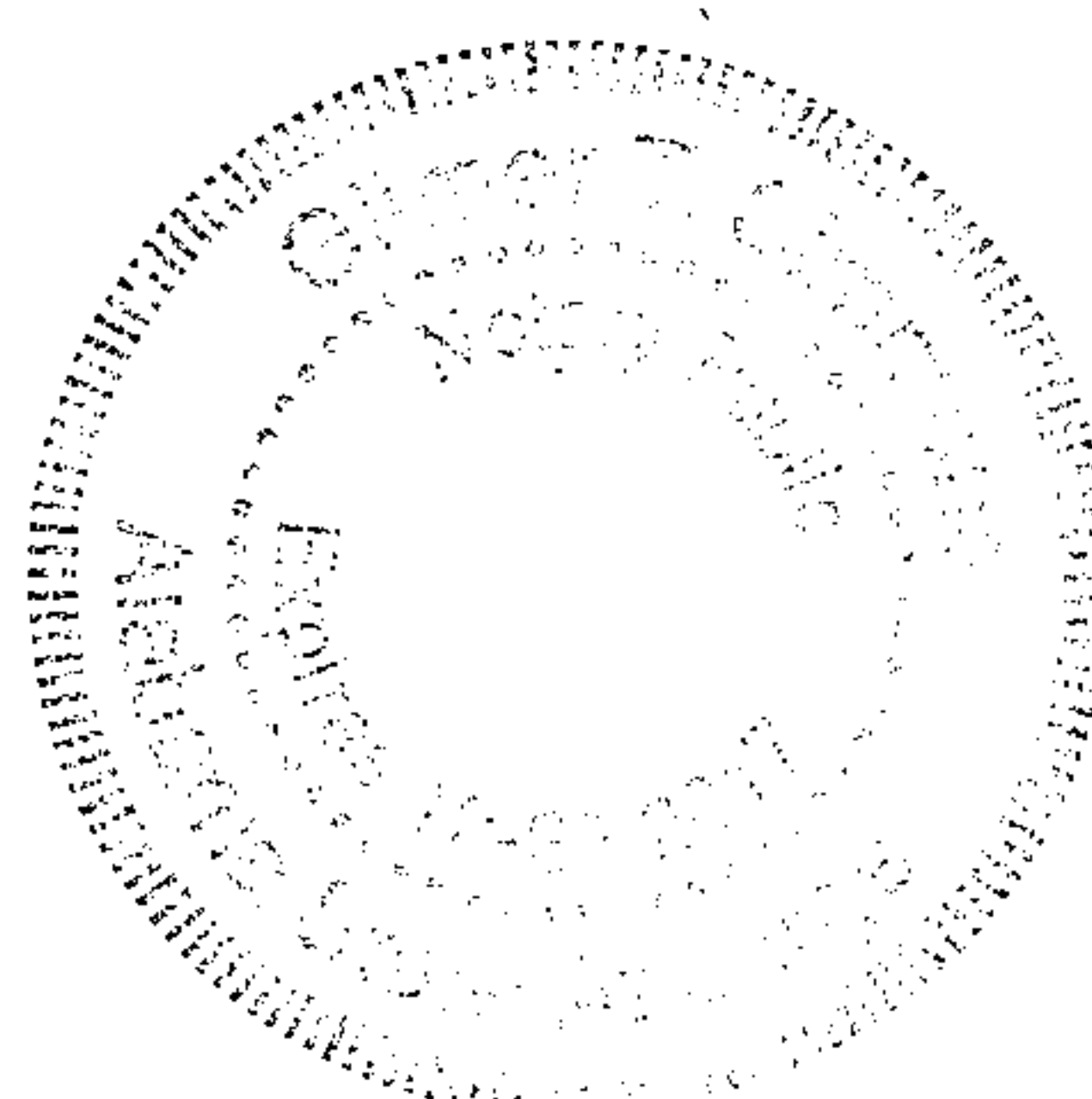
BY: *Rebekah Arnold* *Managing Member SOLA Properties, LLC* (Seal)  
**Rebekah Arnold**  
**ITS: Managing Member**

**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Rebekah Arnold** as **Managing Member** of **SOLA Properties, 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 **Managing Member**, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **17th day of November, 2017.**

*Gilmer T. Simmons*  
**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 Name: **SOLA Properties, LLC** Date of Sale: **November 17th, 2017**  
Mailing Address: **1109 Willow Creek Court**  
**Alabaster, Alabama, 35007** Total Purchase Price: **\$169,000.00**

Or  
Property Address: **1109 Willow Creek Court** Actual Value: \$ \_\_\_\_\_  
**Alabaster, Alabama, 35007** Or  
Assessor's Market Value: \$ \_\_\_\_\_

Grantee Name: **Toshia R. Baker**  
Mailing Address: **5202 Inverness Landing**  
**Birmingham, AL, 35242**

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 Section 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 Section 40-22-1 (h).

Date: **November 17th, 2017** Print: Gilmer T. Simmons  
\_\_\_\_ Unattested \_\_\_\_\_ Sign: [Signature]  
(verified by) (Grantor/Grantee/Owner/Agent) circle one

20171206000437090 12/06/2017 11:43:14 AM DEEDS 2/2



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/06/2017 11:43:14 AM  
\$21.50 CHERRY  
20171206000437090

[Signature]