

20171221000454520 1/2 \$43.50  
Shelby Cnty Judge of Probate, AL  
12/21/2017 09:27:00 AM FILED/CERT

Send tax notice to:  
WALLACE RENTALS, LLC  
PO Box 453  
Pelham AL 35124

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

TITLE NOT EXAMINED

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

**CONSIDERATION OF: \$25,180.00**

That in consideration of Ten Dollars (\$10.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, BEN TIMOTHY WALLACE and SUSAN R. WALLACE, single individuals whose mailing address is: 809 Paradise Point, Columbiana, AL 35051 (hereinafter referred to as "Grantors") by WALLACE RENTALS, LLC whose mailing address is: PO Box 453 Pelham AL 35124 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, the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 149, ACCORDING TO THE FINAL PLAT OF STONECREEK, PHASE 3, AS RECORDED IN MAP BOOK 36, PAGE 37, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Subject to existing easements, current taxes, restrictions, set back lines and rights of way, if any, of record.**

**\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.  
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

21 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 21th day of December 2017.

Ben Timothy Wallace  
BEN TIMOTHY WALLACE

Susan R. Wallace  
SUSAN R. WALLACE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BEN TIMOTHY WALLACE and SUSAN R. WALLACE whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21<sup>st</sup> day of December, 2017.

Shelby County, AL 12/21/2017  
State of Alabama  
Deed Tax: \$25.50

John L. Jackson  
Notary Public  
Print Name: John L. Jackson  
Commission Expires:

MY COMMISSION EXPIRES AUGUST 12, 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 Ben T Wallace  
Mailing Address 809 Paradise Point  
Columbiana AL 35051

Grantee's Name Wallace Rentals LLC  
Mailing Address PO Box 453  
Reliance AL 35124

Property Address 295 Starcrest Place  
Calera AL 35040

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 25,180.00

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 12/21/17

Print Ben T Wallace

Sign Ben T Wallace

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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