Prepared by: JUL ANN McLEOD, Esq. 1957 Hoover Court, Suite 306 Birmingham, AL 35226 Send Tax Notice to: DEEDS 1/3
Taylor J. Sands & Madeline Sands
112 Hackberry Lane
Maylene, AL 35114

STATE OF ALABAMA)	JOINT WITH RIGHT OF SURVIVORSHIP
)	WARRANTY DEED
COUNTY OF SHELBY)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$155,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, WESTERN REI, LLC, an Alabama limited liability company, by its Managing Member, Jason E. Spinks (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, TAYLOR J. SANDS and MADELINE SANDS (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 13, according to the Survey of Woodland Hills, Second Phase, First Sector, as recorded in Map Book 6, Page 138, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$157,712.00 of the above-recited purchase price was paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

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And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 16th day of January, 2018.

By: Jason E. Spinks
Its: Managing Member

STATE OF ALABAMA

COUNTY OF JEFFERSON

WESTERN REI, LLC

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JASON E. SPINKS, Managing Member of WESTERN REI, LLC**, an Alabama limited liability company, 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 instrument, he, as such member, and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN-WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of January, 2018.

NOTARY PUBLIC

My commission expires:

MALCOLM S. MCLEOD My Commission Expires August 15, 2018

Real Estate Sales Validation Form

Grant	or's Name	WESTERN REI, LLC	ance with Code of Alabama 1975, Section 40-22-7 Grantee's NameTAYLOR J. SANDS
	g Address	3360 DAVEY ALLISON BLVD HUEYTOWN, AL 35023	Mailing Address 112 HACKBERRY LANE MAYLENE, AL 35114
Prope	rty Address	112 HACKBERRY LANE	Date of Sale January 16, 2018
		MAYLENE, AL 35114	Total Purchase Price \$155,000.00
			or Actual Value <u>\$</u>
01801	180000160	030 01/18/2018 08:28:04 AM I	DEEDS 3/3 or Assessor's Market Value\$
•		e or actual value claimed on this form of documentary evidence is not require	can be verified in the following documentary evidence: (check ed)
	Bill of Sale		Appraisal
	Sales Contra Closing State		Other
	conveyance form is not	-	ontains all of the required information referenced above, the filing
Instructions			
	or's name ar it mailing ad		of the person or persons conveying interest to property and their
Grant- conve		nd mailing address - provide the name	of the person or persons to whom interest to property is being
•	•	the physical address of the property beerty was conveyed.	eing conveyed, if available. Date of Sale - the date on which
	1	ce - the total amount paid for the purch ered for record.	nase of the property, both real and personal, being conveyed by
instru		for record. This may be evidenced by	lue of the property, both real and personal, being conveyed by the an appraisal conducted by a licensed appraiser or the assessor's
valuat	ion, of the p	roperty as determined by the local offic	, the current estimate of fair market value, excluding current use ial charged with the responsibility of valuing property for property zed pursuant to Code of Alabama 1975 § 40-22-1(h).
furthe	r understand	•	nformation contained in this document is true and accurate. I this form may result in the imposition of the penalty indicated in
Date	January 10	S, 2018	Print Malcolm S McLeod
	_Unattested		Sign(Grantor/Grantee/Owner/Agent) birdle one
		(verifié <u>d</u> by)	(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL 01/18/2018 08:28:04 AM S176.00 CHERRY

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Form RT-1 Alabama 08/2012 LSS