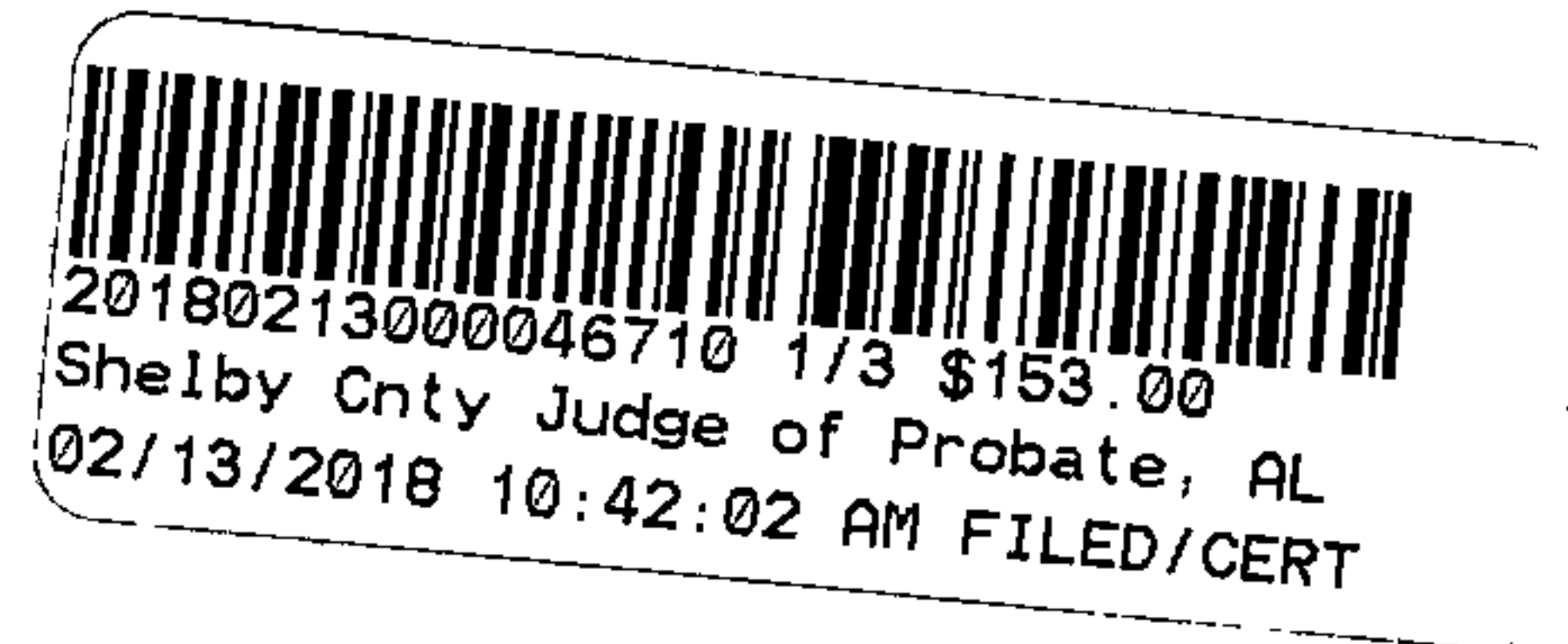


# WARRANTY DEED



State of Alabama

Send Tax Notice to: LHF 4 ASSETS, LLC  
5001 Plaza on the Lake, Suite 200  
Austin, TX 78746

Shelby County

Know all men by these presents:

That in consideration of ONE HUNDRED THIRTY-TWO THOUSAND DOLLARS (\$132,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Barbara Pugh, unmarried** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **LHF 4 ASSETS, LLC**, mailing address 5001 Plaza on The Lake, Suite 200, Austin, TX 78746 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 160, according to the Plat of Old Ivy Subdivision, Phase One, being a resurvey of portions of Lots 22 through 32 Tract Fifty One Subdivision Parcel "B" recorded in Map Book 11, page 26, all situated in the Southwest  $\frac{1}{4}$  of Section 14 and the Northwest  $\frac{1}{4}$  of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 35, Page 43A and 43B, and as amended in the Amended Map of Old Ivy Subdivision, Phase One, recorded in Map Book 36, Page 5A and 5B, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel Number: 28-6-23-0-000-011.072

Property Address: 450 Marsh Circle, Calera, AL 35040

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 persons.

Shelby County, AL 02/13/2018  
State of Alabama  
Deed Tax: \$132.00

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 7 day of February, 2018.

Barbara Pugh  
Barbara Pugh

STATE OF Alabama  
COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that **Barbara Pugh**, whose name(s) is/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 the conveyance She executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of February, 2018.

David Scott Watson

NOTARY PUBLIC

MY COMMISSION EXPIRES:

July 16, 2018

Prepared by:  
Parker Law Firm, LLC  
Jeremy L Parker  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216

DAVID SCOTT WATSON  
NOTARY PUBLIC  
State of Alabama - State at Large  
My Commission Expires July 16, 2018



20180213000046710 2/3 \$153.00  
Shelby Cnty Judge of Probate, AL  
02/13/2018 10:42:02 AM FILED/CERT

**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	<u>Barbara Pugh</u>	Grantee's Name	<u>LHF 4 ASSETS, LLC</u>
Mailing Address	<u>P.O. Box 1142</u>	Mailing Address	<u>5001 Plaza on the Lake</u>
	<u>Columbiana, AL 35051</u>		<u>Suite 200</u>
			<u>Austin, TX 78746</u>
Property Address	<u>450 Marsh Circle</u>	Date of Sale	<u>02/07/2018</u>
	<u>Calera, AL 35040</u>	Total Purchase Price	<u>\$132,000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 02/07, 2018

☐ Unattested

[Signature]  
(verified by)

Print

Barbara Pugh

Sign:

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

Form RT-1

