

Prepared by and return to:
Joel Blankenship
Steel City Title
4524 Southlake Pkwy., Ste. 2
Hoover, Alabama 35244
205-671-3100
File#: **2018-94**
Parcel ID#: **14-1-12-1-002-053.000**

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03/01/2018 12:20:36 PM
DEEDS 1/3

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

THIS INDENTURE made and entered into on this the **1st day of March, 2018**, by and between, **Timeless Homes LLC** as (Grantor), and **Shane I Plyler, a single man** as Grantee(s).

W I T N E S S E T H

That the Grantor(s), for and in consideration of the sum of **Four Hundred and Twenty Four Thousand, Nine Hundred and Eighty Seven and No/00 (\$424,987.00) Dollars**, and other good and valuable considerations to the Grantor(s) in hand paid by the Grantee(s), the receipt and sufficiency of which is hereby acknowledged, has given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey unto the Grantee(s), his heirs and assigns, all their interest in the following described property, to-wit:

The land with all the buildings and improvements thereon, situated at 539 Bent Creek Trace, Town of Chelsea, Shelby County, State of Alabama, said premises being further described as follows:

Lot 98, according to the Survey of Bent Creek Subdivision, Sector 2, Phase 1, as recorded in Map Book 39, Page 135, in the Probate Office of Shelby County, Alabama

Parcel No. ID: 14-1-12-1-002-053.000

EXCEPTING however, from the above described land the right of way of the New County Road as now located.

LESS AND EXCEPT minerals or mineral rights of whatever kind, leased, granted or retained by prior owners, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on under and that may be produced from the above property, together with all rights and privileges of access whether or not such appears in the public records. Grantor(s) makes no warranties as to the current ownership of minerals or mineral rights in, on or under the above described property.

TO HAVE and TO HOLD the lot or parcel of land above described, together with all and singular the rights, tenements, hereditaments, and appurtenances hereunto belonging or in anywise appertaining unto the Grantee(s), his heirs and assigns, forever.

THE Grantor(s) does hereby covenant with and represent unto the said Grantee(s), his heirs and assigns, that they are lawfully seized in fee simple of the lot or parcel of land above described, that the same is free from all liens and encumbrances, except mineral and mineral rights, ad valorem taxes due and payable October 1, 2018, and any restrictions, easements, ways and building setback lines of record, if any in the Office of the Judge of Probate of Shelby County, Alabama and all zoning ordinances applicable to the subject property and they will warrant and forever defend the title to said premises against the lawful claims and demands of all persons, subject to the exceptions set out herein.

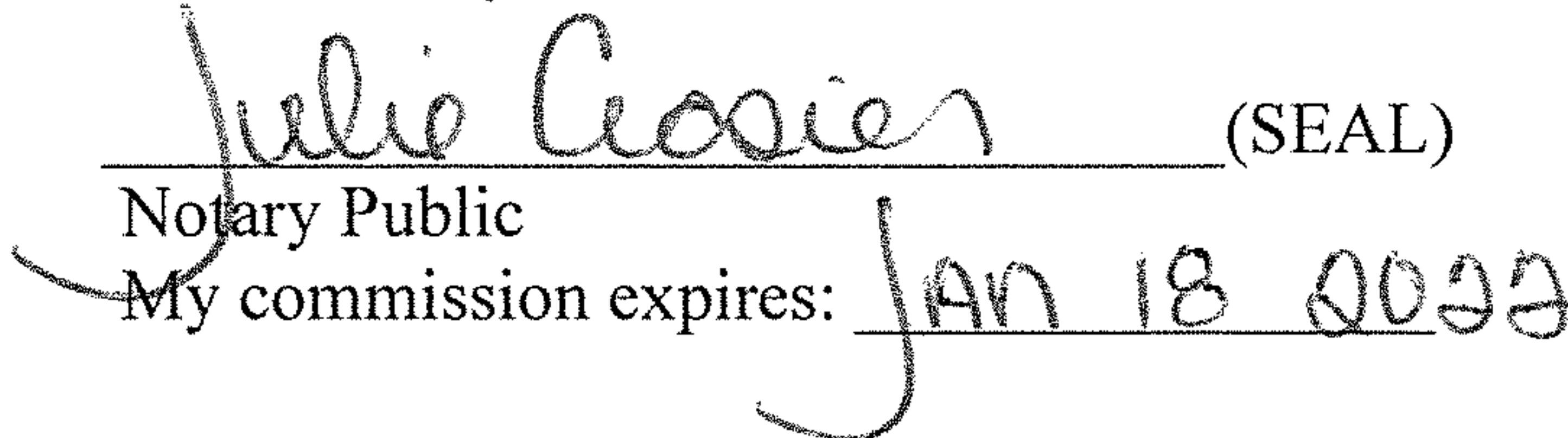
IN WITNESS WHEREOF, the Grantor(s) have caused this instrument to be executed on the day of and year first above written.


Timeless Homes, LLC

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Timeless Homes LLC**, whose name is signed to the foregoing conveyance and who is/are known me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal the **1st day of March, 2018**.


Notary Public
My commission expires: JAN 18 2022



Real Estate Sales Validation Form

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

Grantor's Name TIMELESS HOMES LLC
Mailing Address 121 High Hampton Dr.
PELHAM AL 35124

Grantee's Name Shane J. Pyle
Mailing Address 539 Bent Creek Trace
Chelsea AL 35043

Property Address 539 Bent Creek Trace
Chelsea AL 35043

Date of Sale 3-1-18

Total Purchase Price \$ 424,987.00

or

Actual Value

\$

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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 3-1-18

Print

Julie Crosier

Sign

Julie Crosier

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/01/2018 12:20:36 PM
\$42.50 CHERRY
20180301000066270

Julie Crosier

Form RT-1