

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

20180308000075170
03/08/2018 09:21:49 AM
DEEDS 1/2

Send tax notice to:
Kathryn Lee Nance
1024 Inverness Cove
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Ninety-Seven Thousand Nine Hundred and 00/100 Dollars (\$197,900.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

My Place Rentals, LLC

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

Kathryn Lee Nance

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

Lot 4B, according to the Survey of Inverness Cove Phase I Resurvey #2, as recorded in Map Book 36, Page 44, in the Probate Office of Shelby County, Alabama

\$194,315.00 of the proceeds come from a mortgage recorded simultaneously herewith.
Marty Nunley and Ellen A. Nunley are the sole members of My Place Rentals, LLC.

- Subject to:
- (1) 2018 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor;
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record; and
 - (4) all outstanding rights of redemption arising from a foreclosure deed dated November 29, 2017 and recorded in Instrument No. 20171211000441760.

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 representatives, this **28th day of February, 2018.**

My Place Rentals, LLC

BY: [Signature] (Seal)
Marty Nunley
ITS: **Managing Member**

BY: [Signature] (Seal)
Ellen A. Nunley
ITS: **Managing Member**

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Marty Nunley and Ellen A. Nunley as Managing Members of My Place Rentals, LLC** whose names are signed to the foregoing conveyance, and who are 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 Members**, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **28th day of February, 2018.**



[Signature]
Notary Public: **David P. Condon**
My Commission Expires: **02/12/2022**

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **My Place Rentals, LLC** Date of Sale: **February 28th, 2018**

Mailing Address: **1024 Inverness Cove
Birmingham, Alabama, 35242**

Total Purchase Price: **\$197,900.00**

Or

Property Address: **1024 Inverness Cove
Birmingham, Alabama, 35242**

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Grantee Name: **Kathryn Lee Nance**

Mailing Address: **purchasers add
purchasers city, purchasers state, purchaser zip**

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 _____

XX 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: February 28th, 2018 Print: _____

David Condon

____ Unattested _____

(verified by)

Sign: _____

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/08/2018 09:21:49 AM
\$22.00 CHERRY
20180308000075170

[Signature]