

Send Tax Notice:

Nicholas J. Owens
305 W Milgray
Calera, AL 35040

PEL1800104

This Instrument Prepared By:
Stewart & Associates, P. C./ S. Kent Stewart
3595 Grandview Parkway Ste 280
Birmingham, AL 35243

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that inconsideration of the sum of **One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00)** and other good and valuable consideration in hand paid to the undersigned, **Shelby Resources, Inc.** (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto **Nicholas J. Owens (hereinafter "Grantee")**, the following described real estate situated in Shelby County, State of Alabama, to wit:

See attached Exhibit "A" for complete legal description of the property being conveyed by this instrument.

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, easements, conditions, covenants and restrictions of record. Subject to that outstanding right of redemption occurring as a result of that certain foreclosure deed recorded in Instrument 20171016000375100 in the Probate Office of Shelby, Alabama. Said right of redemption expiring on October 16, 2018.

\$171,717.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, and unto his heirs executors, administrators and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

WITNESS my hand and seal this 14th day of March, 2018

Shelby Resources, Inc.

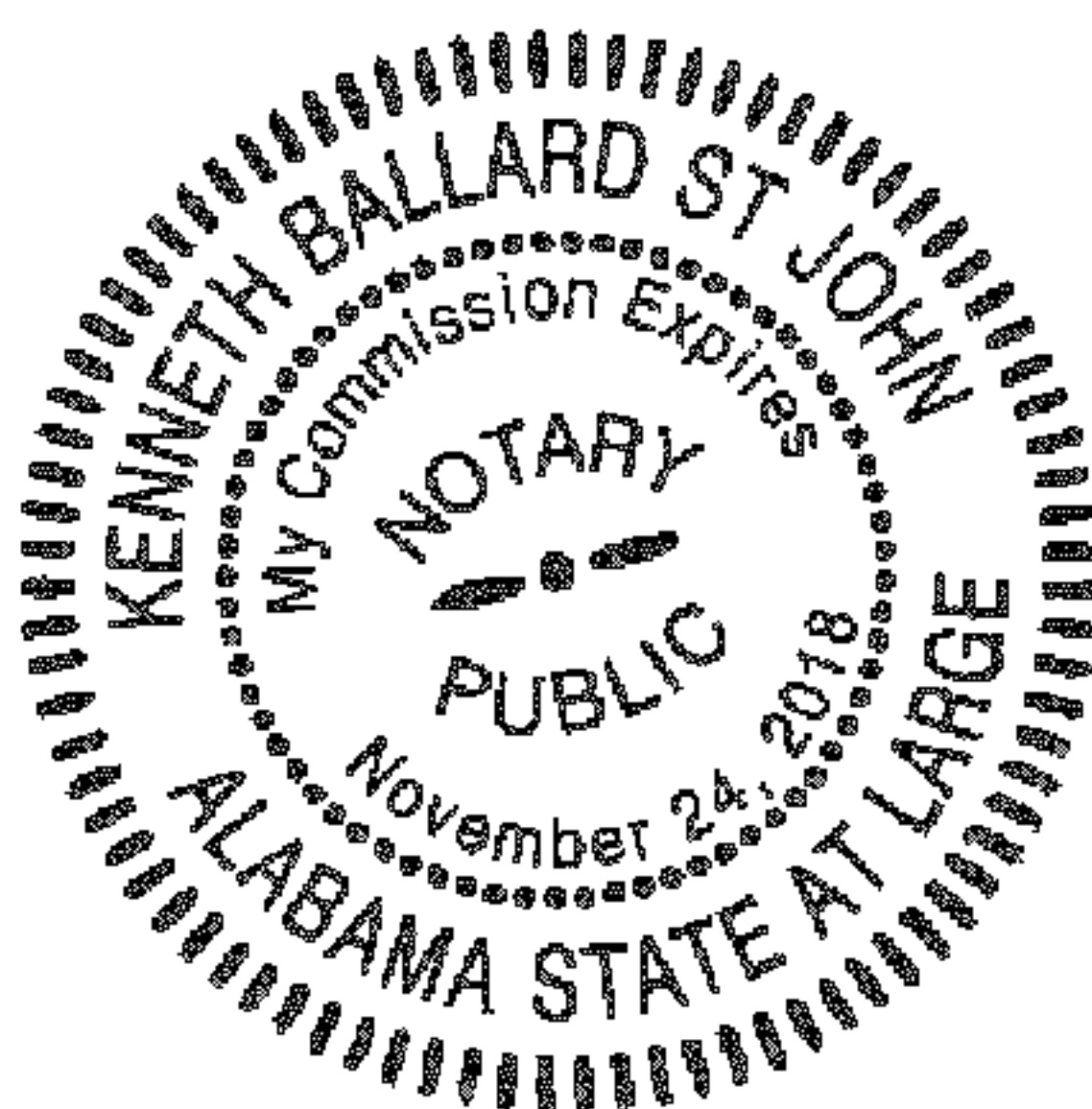
By Michael D. Phillips
Its: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **MICHAEL D. PHILLIPS** as **PRESIDENT** for **SHELBY RESOURCES, INC.** an Alabama Corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the same bears date.

GIVEN under my hand and seal this the 14th day of March, 2018.


Notary Public
My Commission Expires: 11/24/2018



Escrow File No.: PEL1800104

EXHIBIT "A"

Lot 19, according to the Survey of Southern Hills, Sector 6, Phase 2, as recorded in Map Book 18, Page 79, in the Office of the Judge of Probate of Shelby County, Alabama.

A handwritten signature in black ink, appearing to be "ZMP", is written over a horizontal line.

Real Estate Sales Validation Form

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

Grantor's Name	Shelby Resources, Inc.	Grantee's Name	Nicholas J. Owen
Mailing Address	P.O. Box 419	Mailing Address	305 W Milgray
	Pelham, AL 35124		Calera, AL 35040
Property Address	305 W Milgray	Date of Sale	3/14/18
	Calera, AL 35040	Total Purchase Price	\$ 170,000.00
		or	
		Actual Value	\$
		or	
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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.

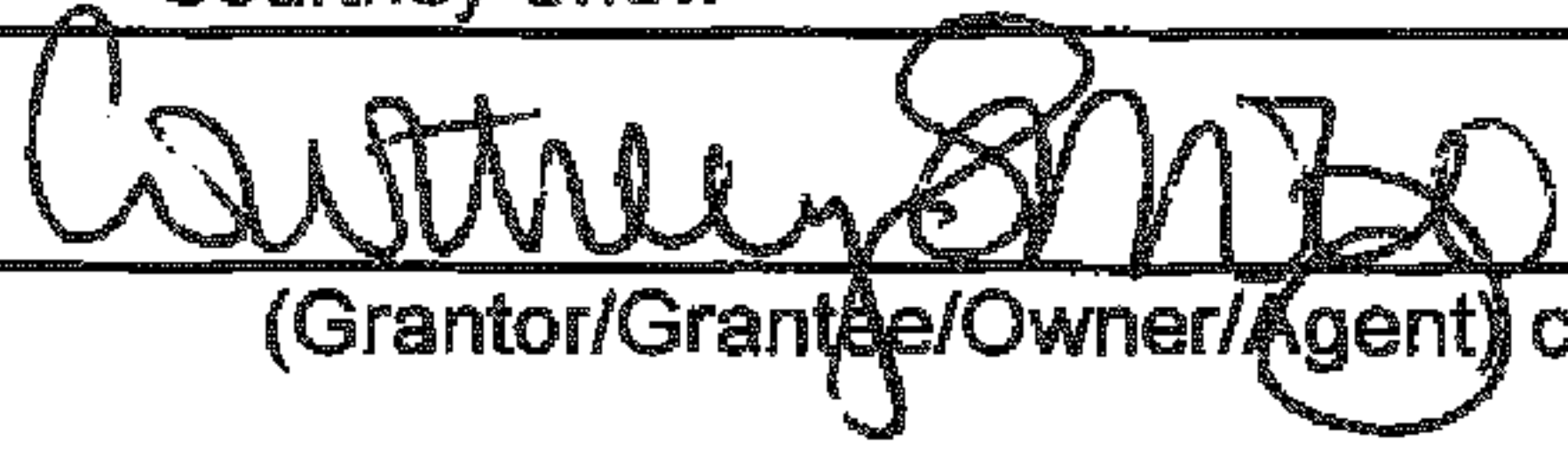
Date of Sale - the date on which interest to the property was conveyed.

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.

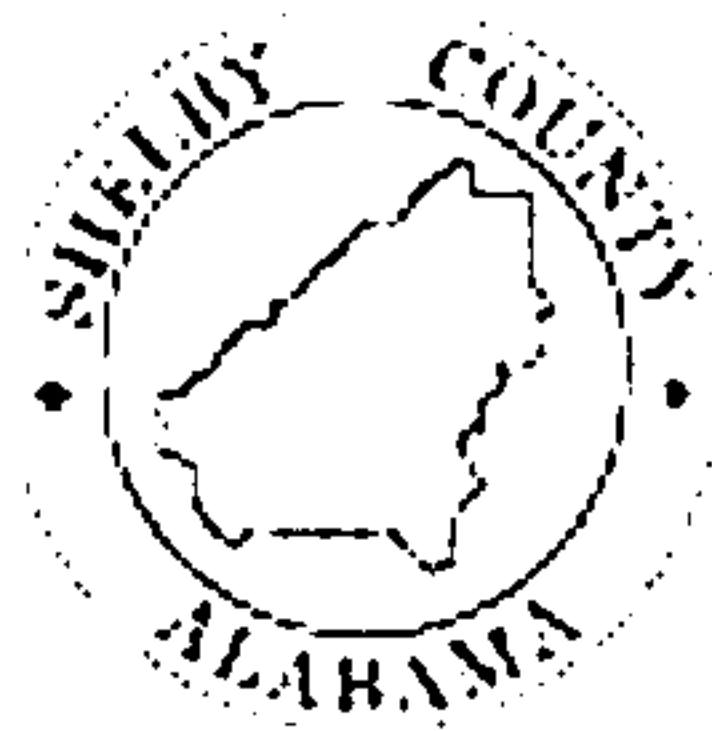
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 § 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	3/14/18	Print	Courtney Snow
☐ Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/20/2018 08:49:10 AM
\$22.00 CHERRY
20180320000090600

