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 Shelby Cnty Judge of Probate, AL  
 04/16/2018 12:43:57 PM FILED/CERT

**This Instrument Was Prepared By:**  
**Grady Scott Lovelady**  
**3347 Pelham Pkwy**  
**Pelham, Alabama 35124**  
**(205) 663-9020**

**Send Tax Notice:**  
**Grady Scott Lovelady**  
**3347 Pelham Pkwy**  
**Pelham, AL 35124**

**STATE OF ALABAMA                    )**  
**)**       **WARRANTY DEED**  
**SHELBY COUNTY                        )**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of **Seventy Thousand and no/100 Dollars (\$70,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Western Properties, L.L.C., an Alabama Limited Liability Company**, hereinafter called "GRANTOR", does hereby grant, bargain, sell and convey unto **Grady Scott Lovelady, an unmarried man**, hereinafter called "Grantee" all of its right, title and interest, in the following described real, situated in **Shelby County, Alabama**, to-wit:

**Lot 30, according to the Final Plat of Patriot Point, as recorded in Map Book 38, Page 93, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Subject to all items of record.**

**This Instrument was prepared without benefit of title search.**

**TO HAVE AND TO HOLD** unto the said GRANTEE, and the Grantee's transferees and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and the Grantee's transferees and assigns that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; and that grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said GRANTEE, and the Grantee's transferees and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 1st day of September, 2017.

Shelby County, AL 04/16/2018  
 State of Alabama  
 Deed Tax: \$70.00

GRANTORS

  
\_\_\_\_\_  
Western Properties, LLC  
By: Jason E. Spinks  
Its: Authorizing Member

(L.S.)

STATE OF ALABAMA )

) ACKNOWLEDGMENT


COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said county in said state, hereby certify that **Jason E. Spinks**, as Authorizing Member of Western Properties, LLC is signed to the foregoing deed, and who is known to me, acknowledges before me on this day that, being informed of the contents of the deed, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1st day of September, 2017.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 02/17/20

  
20180416000126430 2/3 \$91.00  
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# Real Estate Sales Validation Form

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

Grantor's Name Western Properties, LLC  
Mailing Address 3347 Pelham Pkwy  
Pelham AL 35224

Grantee's Name Ledy Scott Lively  
Mailing Address 3347 Pelham Pkwy  
Pelham AL 35224

Property Address 108 Patricia Puder Dr.  
Montgomery AL 36104

Date of Sale 5-1-17  
Total Purchase Price \$ 70,000.00

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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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, including 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 4/16/18

Print [Signature]

Sign

Unattested

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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