

## STATUTORY WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Home Pros, LLC  
903 Montgomery Highway  
Birmingham, AL 35216

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**20180417000128380**  
**04/17/2018 12:15:15 PM**  
**DEEDS 1/2**

Know All Men by These Presents: That in consideration of **One Hundred Twenty Thousand and no/100 Dollars (\$120,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **SPARTAN INVEST, LLC**, (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **HOME PROS, LLC** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 82, according to the Survey of Willow Creek Phase Two, as recorded in Map Book 9, Pages 102 A & B, in the Probate Office of Shelby County, Alabama**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said Grantee, its successors and assigns forever, together with every contingent remainder and right of reversion.

In Witness Whereof, the said Grantor, by **Jerrica Fletcher**, its **Authorized Agent**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 13th day of April, 2018.

**Spartan Invest, LLC**



**BY: Jerrica Fletcher**

**ITS: Authorized Agent**

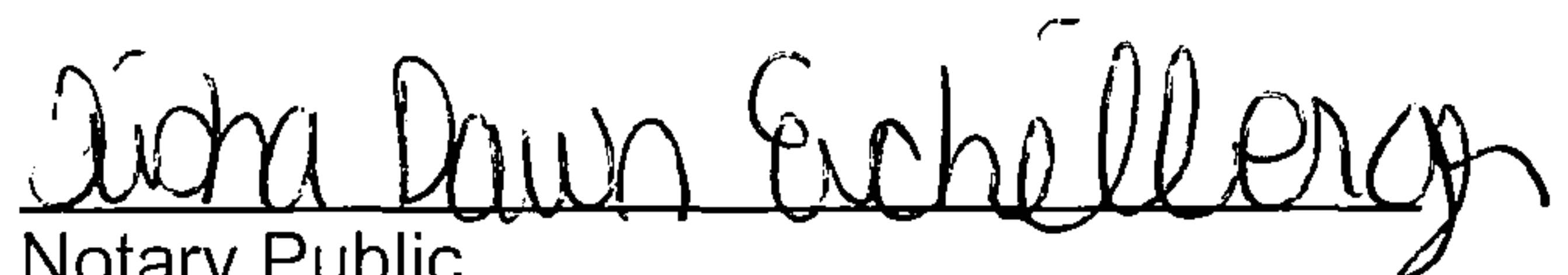
**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerrica Fletcher**, whose name as **Authorized Agent of Spartan Invest, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she as such agent and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 13th day of April, 2018.

TISHA DAWN EICHELBERGER  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 19, 2020



Notary Public  
My Commission Expires: 10-19-20

Real Estate Sales Validation Form

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

|                  |                                                |                            |                                            |
|------------------|------------------------------------------------|----------------------------|--------------------------------------------|
| Grantor's Name   | Spartan Invest, LLC                            | Grantee's Name             | Home Pros, LLC                             |
| Mailing Address  | 1110 23rd St S<br>Birmingham, AL 35205         | Mailing Address            | 903 Montgomery Hwy<br>Birmingham, AL 35216 |
| Property Address | 1225 Willow Creek Place<br>Alabaster, AL 35007 | Date of Sale               | April 13, 2018                             |
|                  |                                                | Total Purchase Price \$    | 120,000.00                                 |
|                  |                                                | 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)

|                                                       |                                    |
|-------------------------------------------------------|------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract    | <input type="checkbox"/> Other     |
| <input checked="" type="checkbox"/> 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.

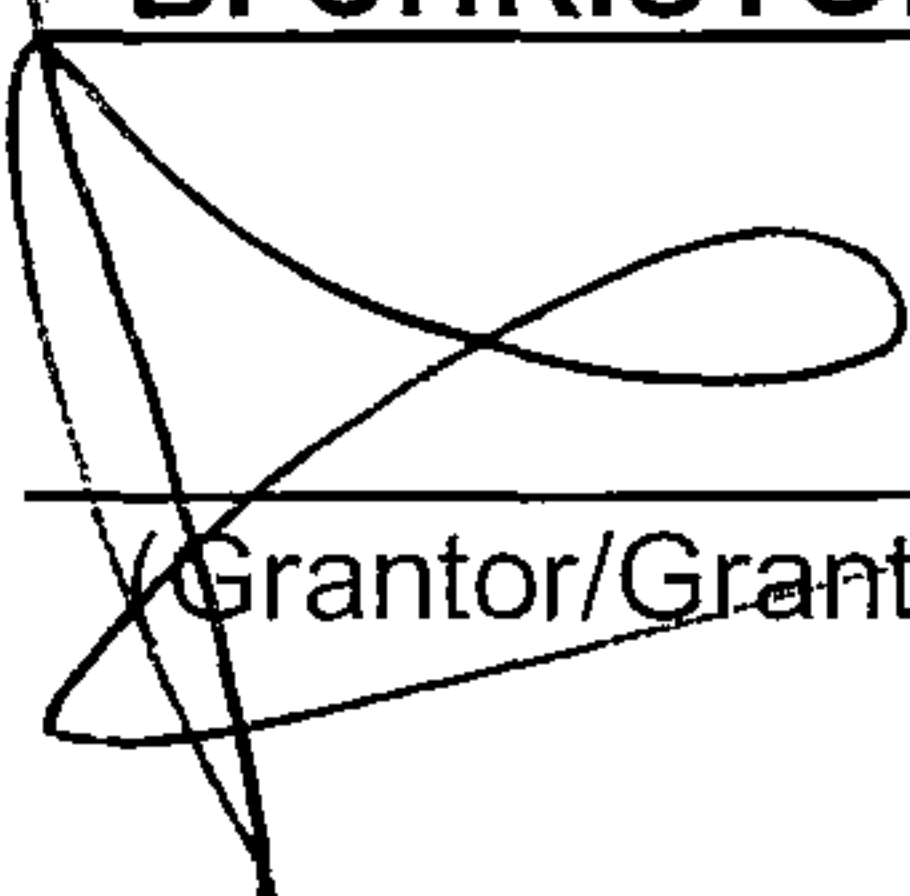
Date of Sale - the date on which interest to the property was conveyed.

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.

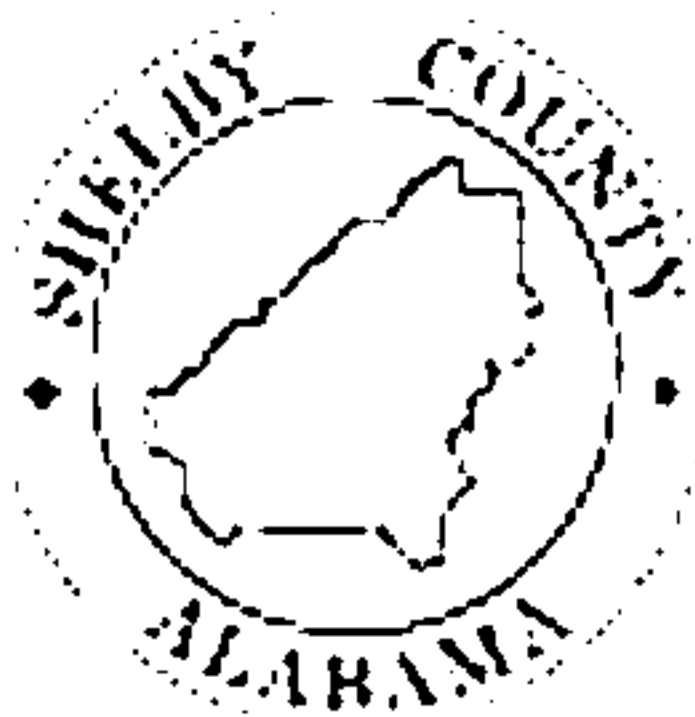
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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          | _____ | Print | B. CHRISTOPHER BATTLES                                                                |
| 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  
04/17/2018 12:15:15 PM  
\$138.00 CHERRY  
20180417000128380

