

20180502000148890
05/02/2018 12:12:57 PM
DEEDS 1/4

Send tax notice to:
Michelle R. Carriere-Perron
516 2nd Avenue West
Helena, AL 35080

PEL1800158
This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Thousand and 00/100 Dollars (\$30,000.00) in hand paid to the undersigned, **516 2nd Avenue West Helena Alabama 35080 Specialized Lending Trust** (hereinafter referred to as "Grantor"), by **Michelle R. Carriere-Perron** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

The Easterly 100 feet of Lots 5 and 6, Block 8, according to Joseph Squire's Map of the Town of Helena, as recorded in Map Book 3, Page 121, in the Probate Office of Shelby County, Alabama. Situated in the NW 1/4 of SW 1/4 of Section 15, Township 20 South, Range 3 West.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.

The Grantor does for itself, its successors and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set its signature and seal on this, the 12th day of April, 2018.

516 2nd Avenue West Helena Alabama
35080 Specialized Lending Trust

✓ Kimberly Wirht
By Kimberley Wirht as Managing Member
of CA Resource Alliance, LLC
Its: Trustee

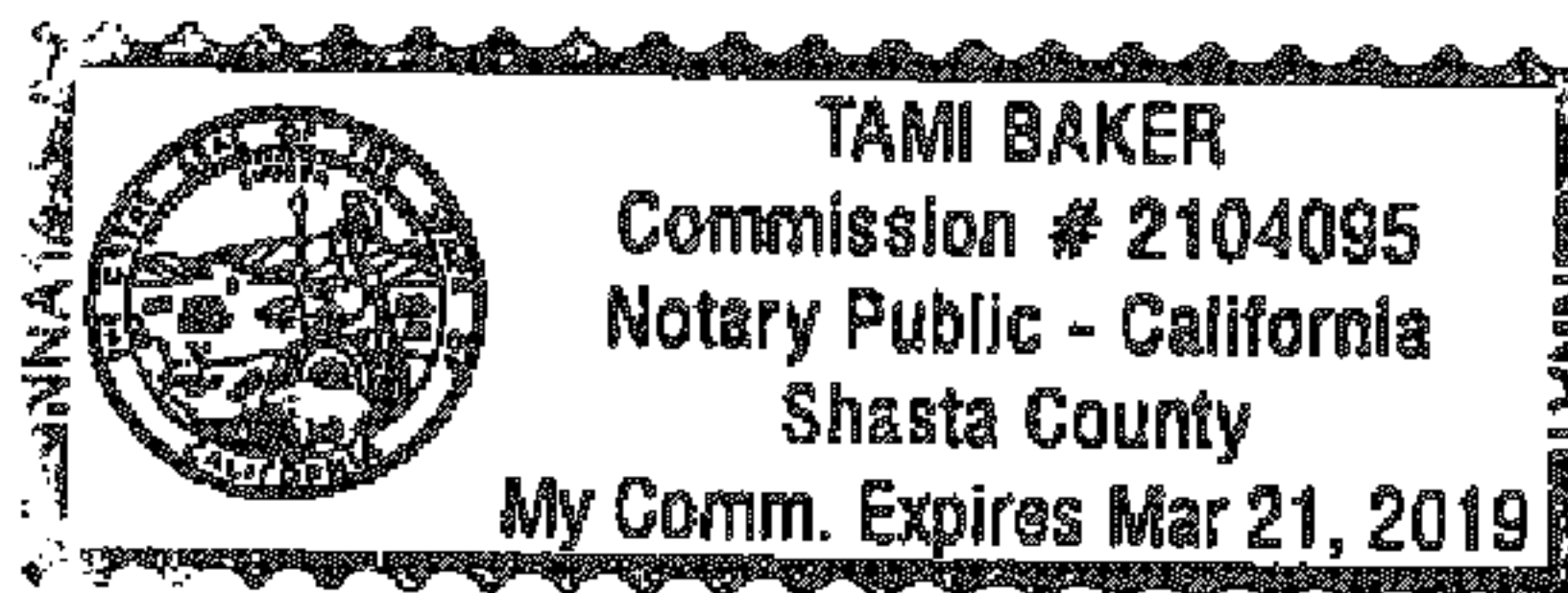
STATE OF CA
COUNTY OF Shasta

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kimberley Wirht as Managing Member of CA Resource Alliance, LLC as Trustee of 516 2nd Avenue West Helena Alabama 35080 Specialized Lending Trust, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she in her capacity as such Managing Member and with full authority executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal this, the 12 day of April, 2018.

(Notary Seal)

Tami Baker
Notary Public
Print Name: TAMI BAKER
Commission Expires: 3-21-19



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Shasta) ss.

On 4-12-2018 before me, Tami Baker, Notary Public
personally appeared

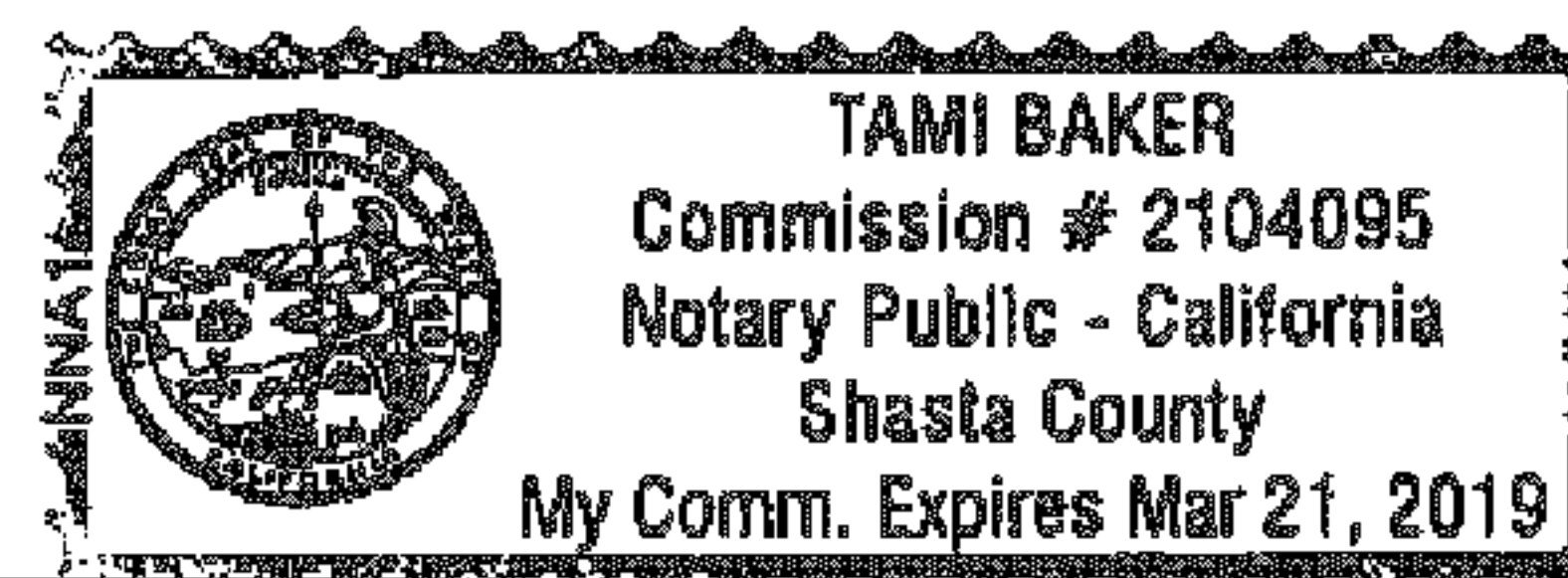
Kimberley Wirt

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE

Tami Baker



-----OPTIONAL-----

Description of Attached Document

Title or Type of Document:

Warranty deed

Document Date:

4-12-2018

Number of Pages:

3

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>516 2nd Avenue West Helena Alabama 35080</u>	Grantee's Name	<u>Michelle R. Carriere-Perron</u>
Mailing Address	<u>Specialized Lending Trust</u>	Mailing Address	<u>516 2nd Avenue West</u>
	<u>P.O. Box 2422</u>		<u>Helena, AL 35080</u>
	<u>Aptos, CA 95001</u>		
Property Address	<u>516 2nd Avenue West</u>	Date of Sale	<u>4/12/18</u>
	<u>Helena, AL 35080</u>	Total Purchase Price	<u>\$ 30,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 4/12/18Print 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
 05/02/2018 12:12:57 PM
 \$54.00 CHERRY
 20180502000148890