

This instrument was prepared by:
Alan C. Keith
LAW OFFICES OF JEFF W. PARMER, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

Send Tax Notice to: **20180509000159280**
05/09/2018 02:10:57 PM
FlyTob Properties, LLC **DEEDS 1/3**
104 Hackberry Circle
Chelsea, AL 35043

WARRANTY DEED

State of Alabama
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Eighty Thousand and no/100 Dollars (\$180,000.00) and other good and valuable consideration to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Cody Lowery Wells as Personal Representative of The Estate of Ricky Lynn Wells, Deceased, Shelby County Administration Case #20186-000029** (herein referred to as Grantor) does grant, bargain, sell and convey unto **FlyTob Properties, LLC** (herein referred to as Grantee) the real estate situated in ~~Jefferson~~ ^{for Shelby} County, Alabama and more fully described as follows:

Lot 30, according to the Final Record Plat of Greystone Farms Mills Creek Sector, Phase 2, as recorded in Map 21, page 21, in the Probate Office of Shelby County, Alabama.

Ricky Lynn Wells was one and the same as Rick Wells, grantee is deed recorded in Instrument No. 20140520000151840.

This deed is executed in accord with the Order Approving Sale of Real Estate recorded herewith.

Subject to easements, restrictions, covenants and rights of way of record and subject to ad valorem taxes.

Property address is **6562 Mill Creek Circle, Birmingham, AL 35242**

\$162,000.00 of the purchase price was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

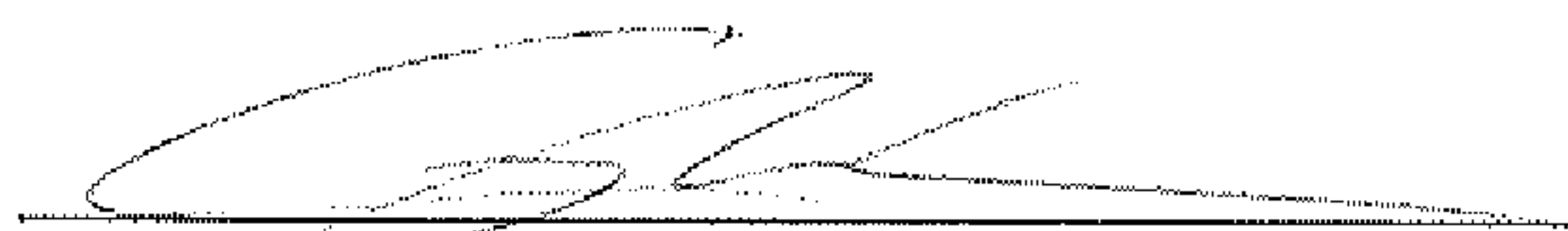
And we do covenant with the said Grantee, its successors and assigns, that the Estate is lawfully seized in fee simple of said premises; that it is free from encumbrances, unless otherwise noted above; that the Estate has a good right to sell and convey the same as aforesaid; that the Estate will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

This instrument is executed by the undersigned solely in their representative capacity and neither this instrument nor anything contained herein shall be construed as creating any indebtedness, obligation or liability on the part of the undersigned in their individual capacity, and the obligation and liability of the undersigned is expressly limited to the undersigned in their representative capacity.

IN WITNESS WHEREOF, the undersigned has hereto set their hands and seals this May 4, 2018.

The Estate of Ricky Lynn Wells, Deceased, Shelby County Administration Case #20186-000029



Cody Lowery Wells, Personal Representative

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Cody Lowery Wells, as Personal Representative of The Estate of Ricky Lynn Wells, Deceased, Shelby County Administration Case #20186-000029**, 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 said instrument, he, in his capacity as such **Personal Representative** and with full authority, executed the same voluntarily on the same that bears date.

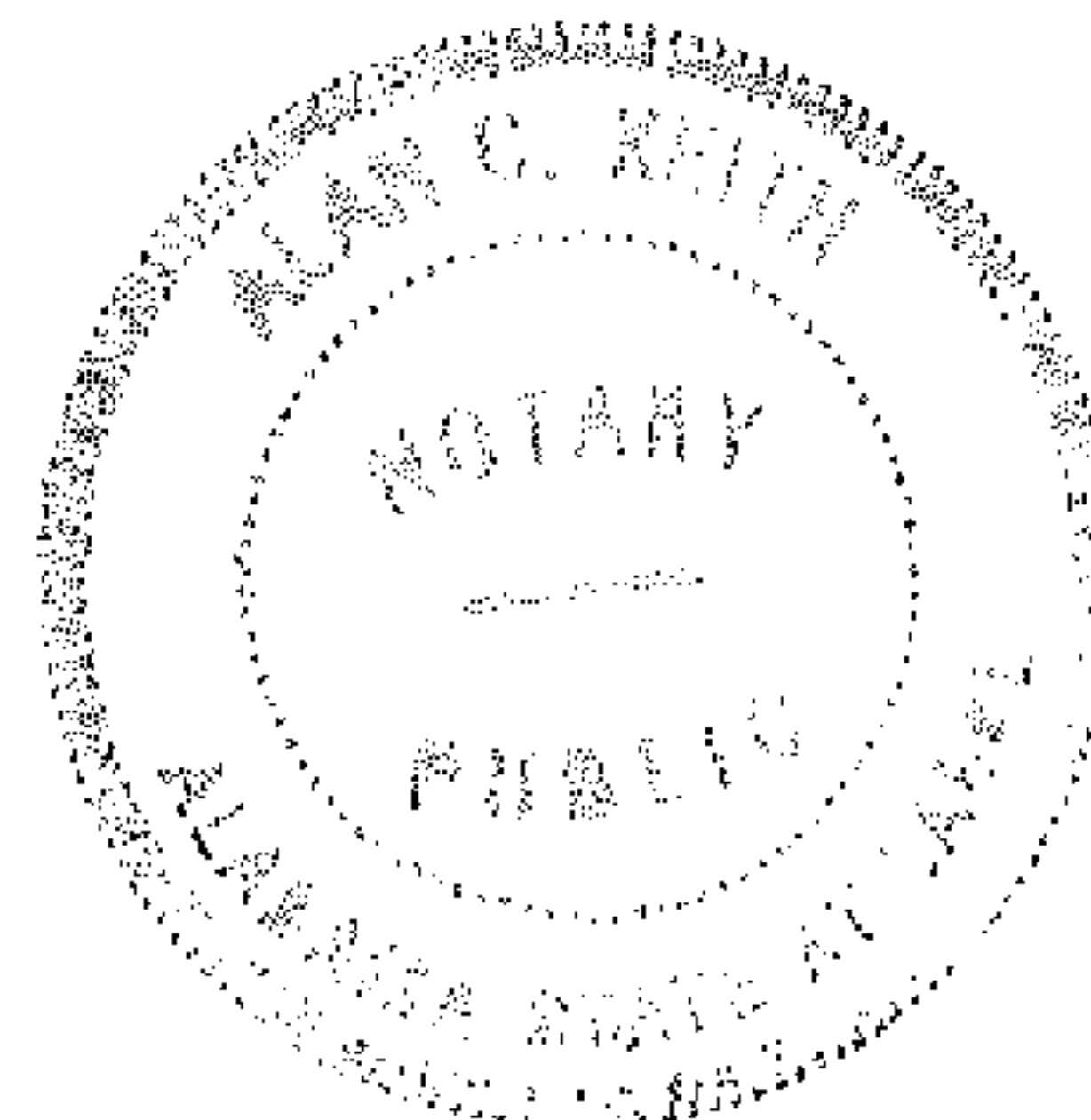
Given under my hand and official seal this May 4, 2018.

[NOTARY SEAL]



NOTARY PUBLIC

My commission expires: March 14, 2020



Real Estate Sales Validation Form

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

Grantor's Name Cody Lowery Wells as Personal Representative
Mailing Address of The Estate of Ricky Lynn Wells, Deceased
709 George Street SE
Jacksonville, AL 36265

Grantee's Name Flytob Properties LLC
Mailing Address 104 Hackberry Circle
Chelsea, AL 35043

Property Address 6562 Mill Creek Circle
Birmingham, AL 35242

Date of Sale 05/04/2018
Total Purchase Price \$ 180000.00

or
Actual Value \$

20180509000159280 05/09/2018 02:10:57 PM DEEDS 3/3 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 5/6/18

Print Jeff W. Parmer

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/09/2018 02:10:57 PM
\$39.00 CHERRY
20180509000159280

[Signature]