

This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
2010 Old Springville Road, Suite 100
Birmingham, AL 35215

Send Tax Notice To:
Partners Direct Invest, LLC
1128 Eastlake Blvd.
Tarrant, AL 35217

20180523000179690 1/2 \$112.00
Shelby Cnty Judge of Probate, AL
05/23/2018 03:26:06 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA * KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY *

That in consideration of Ten and NO/100 Dollars---(\$10.00) to the undersigned grantor, **Richard P. Sexton, a married man and Robert R. Sexton, a married man**, of 2400 Regions Harbert Plaza, Birmingham, AL 35203, (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Partners Direct Invest, LLC** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot 27, except the North 5 feet, according to the Survey of Cahaba Manor Townhomes, Third Addition, as recorded in Map Book 7, Page 158, in the Probate Office of Shelby County, Alabama.

Property Address: 724 Cahaba Manor Court, Pelham, AL 35124


Subject to easements and restrictions of record, and current ad valorem taxes, a lien but not yet payable. Mineral and mining rights excepted not owned by grantor.

The property described herein is not the homestead of the grantors nor their spouses.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for him/herself, his/her successors and assigns, covenant with said Grantees, their heirs and assigns, that he/she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that he/she has good right to sell and convey the same as aforesaid; and that he/she will and his/her successors and assigns shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set their signatures and seals, this the 8th day of May, 2018.


Richard P. Sexton, Jr.


Robert R. Sexton

STATE OF ALABAMA *
JEFFERSON COUNTY*

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard P. Sexton, a married man and Robert R. Sexton, a married man**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 8th day of May, 2018.

My Commission Expires: 8/14/2021


Notary Public

Shelby County, AL 05/23/2018
State of Alabama
Deed Tax: \$94.00

Real Estate Sales Validation Form

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

Grantor's Name Richard P. Sexton
Mailing Address Robert R. Sexton
2400 Regions Harbert Plaza
Birmingham, AL 35203

Grantee's Name Partners Direct Invest, LLC
Mailing Address 1128 Eastlake Blvd.
Ste. 120
Tarrant, AL 35217

Property Address 724 Cahaba Manor Court
Pelham, AL 35124

Date of Sale 05/08/18
Total Purchase Price \$



20180523000179690 2/2 \$112.00
Shelby Cnty Judge of Probate, AL
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or
Actual Value \$

or
Assessor's Market Value \$ 94,000.00

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 type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Tax Assessor Site |
| <input 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 5-8-18

Print

Hornsby & Hornsby

☒ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1