

Mail Tax Notice To:

CHARLOTTE ANN MCFARLAND
13453 S SHAWDEE RD SE
HUNTSVILLE AL 35803-1951

This instrument was prepared by:

William Cunningham Jr., Esq.
2233 2nd Avenue North
Birmingham, Alabama 35203

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in exchange of lands for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to **SHELBY INVESTMENTS, LLC**, a Georgia limited liability company (the "Grantor"), in hand paid by **Charlotte Ann McFarland and Pamela Rae Shell** (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee that certain parcel of real estate situated in Shelby County, Alabama, being more particularly described as as follows:

That part of the Northwest ¼ of the Northwest ¼ of Section 6, Township 21 South, Range 4 West lying North of South Shades Crest Road, situated in Shelby County, Alabama.

It is the intention of the grantor herein to convey all of the above described property lying North of South Shades Crest Road.

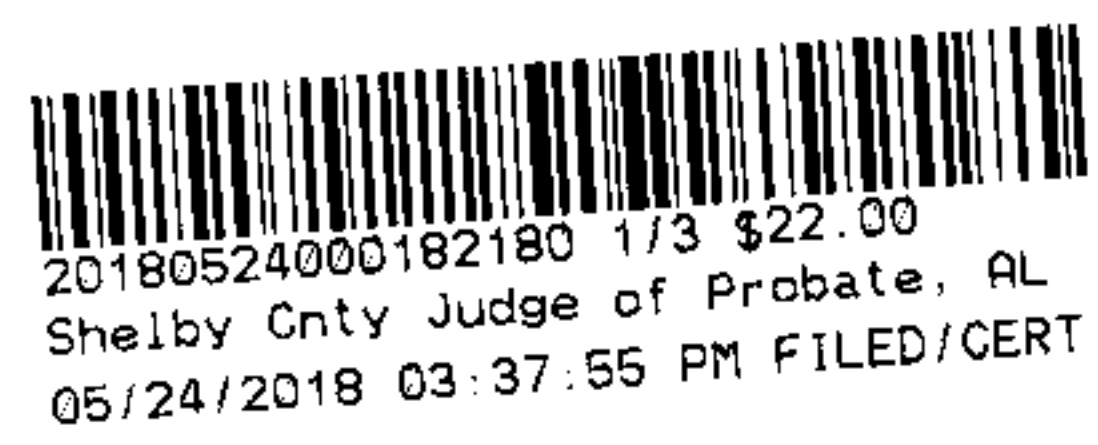
Subject To:

1. Taxes for the year 2018 and subsequent years;
2. Less and except any portion of subject property lying within a roadway .
3. Restrictions, conditions and easements as may affect subject property.

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

And Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the Property as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the Property to the Grantee, its successors and assigns, forever, against the lawful claims of all persons claiming by, through, or under the Grantor.

Shelby County: AL 05/24/2018
State of Alabama
Deed Tax: \$1.00



IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the 16th
day of April, 2018.

Grantor:

SHELBY INVESTMENTS, LLC

By: 

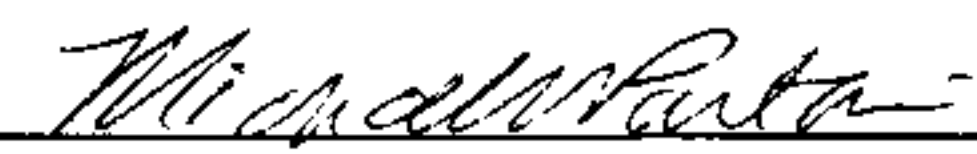
Its: Manager


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Tim Webster whose name as Manager of Shelby Investments, LLC, a Georgia limited liability company, 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 instrument he executed the same voluntarily as the act of said limited liability company.

Given under my hand and official seal this 16th day of April, 2018.

{NOTORIAL SEAL}


Notary Public
My commission expires: 1-31-2021


20180524000182180 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
05/24/2018 03:37:55 PM FILED/CERT

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>Shelby Investments, LLC</u>	Grantee's Name	<u>CHARLOTTE ANN MCFARLAND</u>
Mailing Address	<u>c/o Mr. Tim Webster</u>	Mailing Address	<u>13453 S SHAWDEE RD SE</u>
	<u>2454 Glasscott Point</u>		<u>HUNTSVILLE AL 35893-1951</u>
	<u>Hoover, Alabama 35226</u>		
Property Address	<u>South Shades Crest Road</u>	Date of Sale	<u>April, 2018</u>
		Total Purchase Price \$	
		or	
	<u>Parcel 24 3 06 0 000 002 000</u>	Actual Value \$	<u>1,000.00</u>
		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 type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Land Exchange |
| <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 (m)

Date	<u>4-16-18</u>	Print	<u>Michael M. Cartan</u>
Unattested		Sign	<u>[Signature]</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20180524000182180 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
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