

SEND TAX NOTICE TO:

Redfield Enterprises, LLC
3590-B Pelham Parkway
Pelham, AL 35124

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:
JEFFERSON COUNTY:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND SEVENTY-FOUR THOUSAND AND NO/100.....(\$174,000.00) Dollars**, to the undersigned GRANTORS, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **PATRICK M. FALKNER and APRIL RENE SPRINGER, Husband and Wife** (herein referred to as GRANTORS), do grant, bargain, sell and convey unto **REDFIELD ENTERPRISES, LLC, An Alabama Limited Liability Company** (hereinafter referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lot 31, according to the survey of Willow Creek, Phase Two, as recorded in Map Book 9, Page 102, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.


Subject to:

1. Taxes for 2018 and subsequent years, not yet due and payable.
2. Easements and building lines as shown on map recorded in Map Book 9, Page 102, including but not limited to any notes, conditions, and restrictions.
3. Restrictions appearing of record in Volume 126, Page 363, but deleting any restrictions based on race, color, creed or national origin.
4. Transmission line permit to Alabama Power Company and South Central Bell as recorded in Deed Book 330, Page 244.
5. Easement to Town of Alabaster as recorded in Deed Book 308, Page 255.
6. Easement as recorded in Deed Book 306, Page 136.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. No representation is made as to the present ownership of any such interests.

TO HAVE AND TO HOLD Unto the said GRANTEE, it's successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, it's successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, it's successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 06/06/2018
State of Alabama
Deed Tax: \$174.00


20180606000198250 1/3 \$195.00
Shelby Cnty Judge of Probate, AL
06/06/2018 10:03:43 AM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of May, 2018.

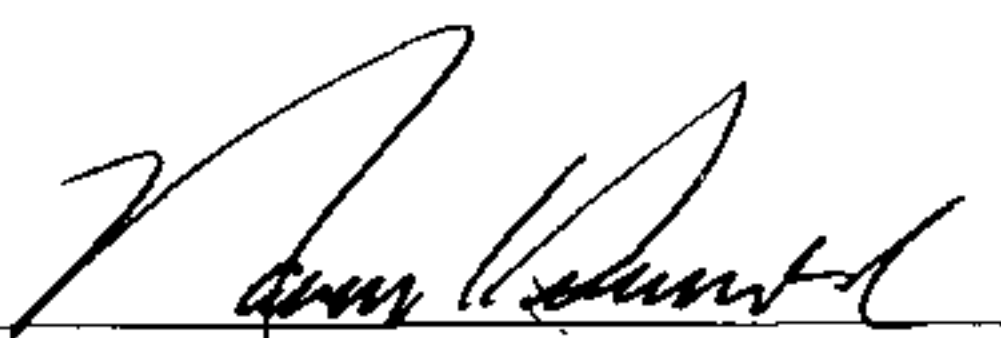
 (Seal)
PATRICK M. FALKNER

 (Seal)
APRIL RENEA SPRINGER

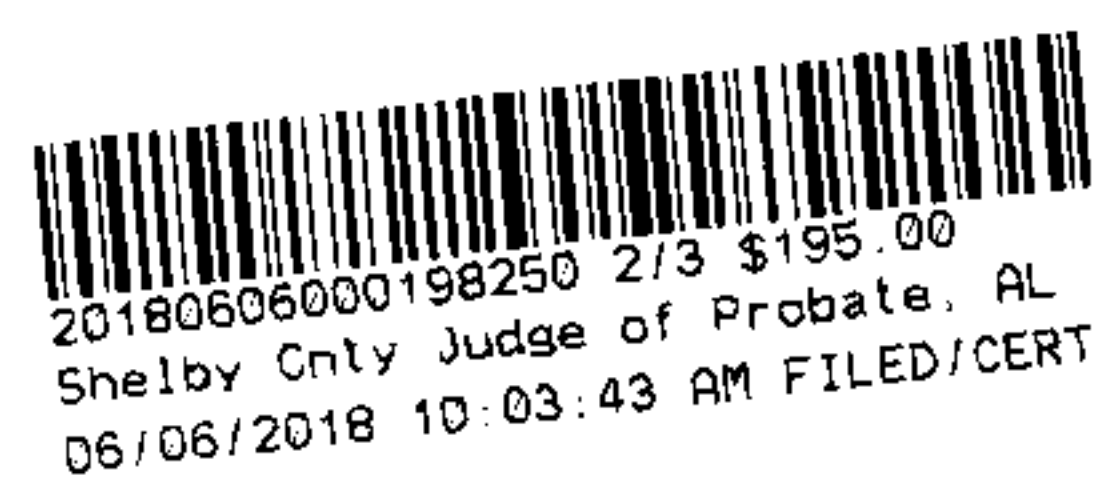
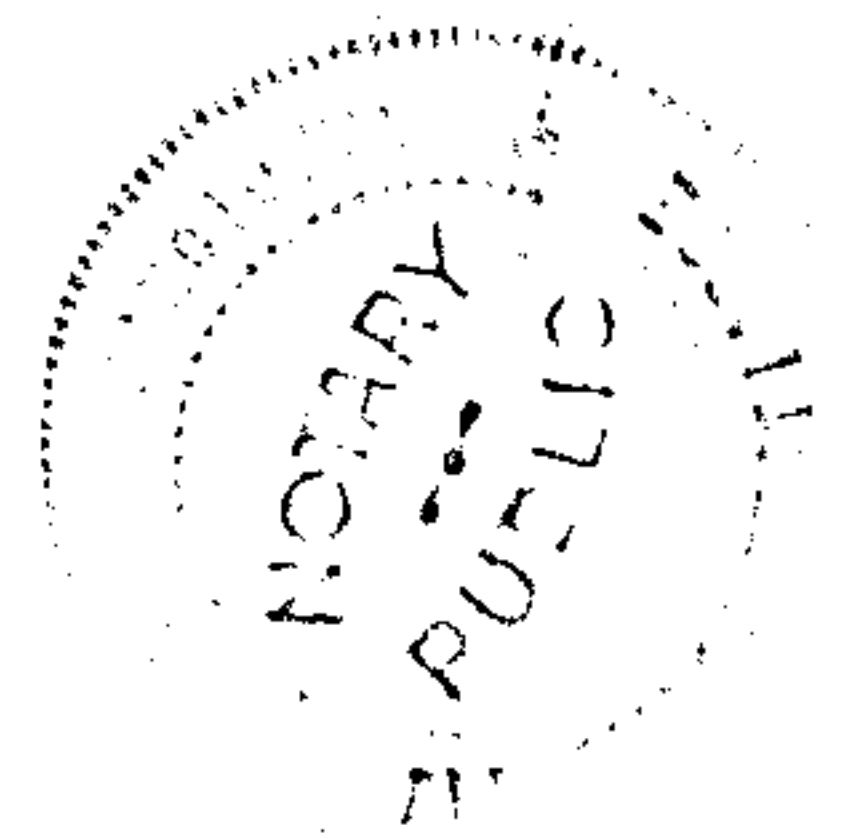
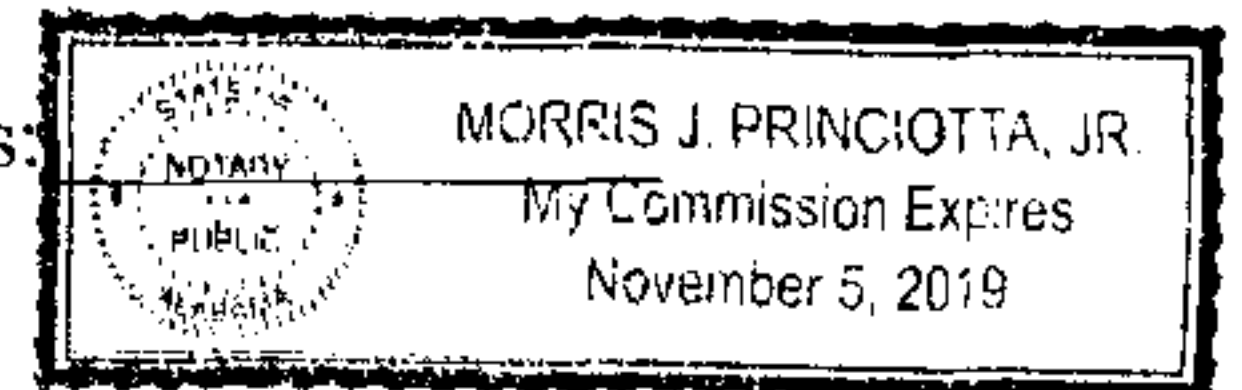
STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **PATRICK M. FALKNER and APRIL RENEA SPRINGER, Husband and Wife**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, 2018.


Notary Public

My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Patrick M. Falkner &
Mailing Address April Renea Springer
617 Olde Torre Lane
Alabaster, AL 35007

Grantee's Name Redfield Enterprises, LLC
Mailing Address 3590-B Pelham Parkway
Pelham, AL 35124

Property Address 1055 Willow Creek Court
Alabaster, AL 35007

Date of Sale 5/31/2018

Total Purchase Price \$ 174,000.00

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)

☐ 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 5/31/2018

Print Patrick M. Falkner

Unattested

Sign

Patrick M. Falkner

(Grantor/Grantee/Owner/Agent) circle one

(Attested by)

Form RT-1

20180606000138250 3/3 \$195.00
Shelby Cnty Judge of Probate, AL
06/06/2018 10:03:43 AM FILED/CERT