

THIS INSTRUMENT PREPARED BY:
Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

GRANTEE'S ADDRESS:
Jana Jenkins Sobel
5520 Surrey Lane
Birmingham, AL 35242

20180613000209390
06/13/2018 01:16:27 PM
DEEDS 1/3

STATE OF ALABAMA)
) GENERAL WARRANTY DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two hundred seven thousand, five hundred and NO/100 (\$207,500.00) DOLLARS, which amount includes the assumption of that certain mortgage in the amount of \$186,000.00 previously recorded at Inst. No. 20170726000267380 in the Shelby County Probate Office, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Barkley Properties, LLC** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Jana Jenkins Sobel** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 16, according to the Map and Survey of Wagon Trace, as recorded in Map Book 6, Page 140, in the Probate Office of Shelby County, Alabama.


Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property is also known as **5520 Surrey Lane, Birmingham, AL 35242**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this June 7, 2018


Barkley Properties, LLC, Jana Jenkins, Member

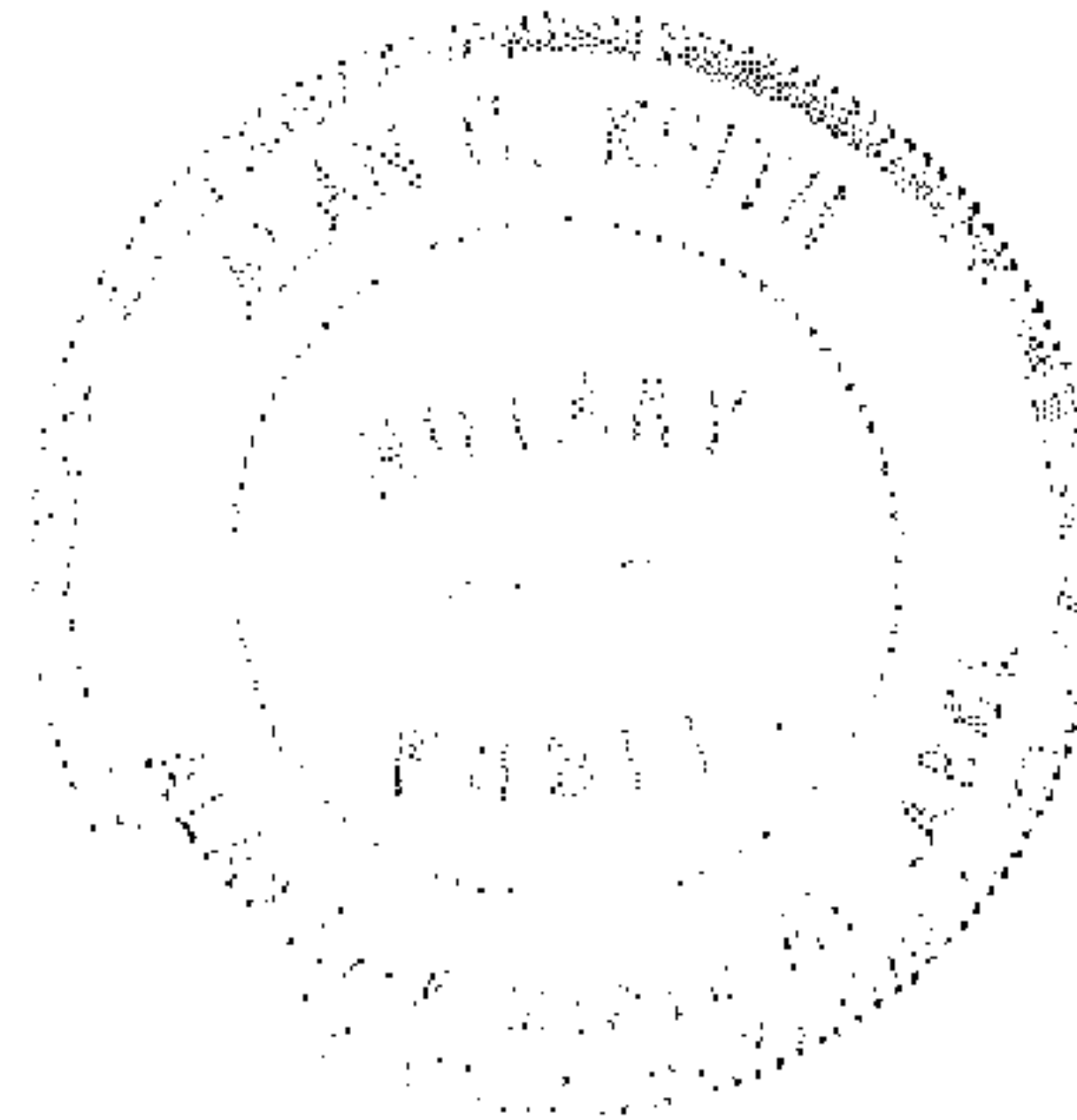
STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jana Jenkins**, whose name as Member of Barkley Properties, LLC, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this June 7, 2018.



NOTARY PUBLIC
My Commission Expires: March 14, 2020



20180613000209390 06/13/2018 01:16:27 PM DEEDS 3/3
Real Estate Sales Validation Form

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

Grantor's Name Barkley Properties, LLC
Mailing Address c/o 5520 Surrey Lane
Birmingham, AL 35242

Grantee's Name Jana Jenkins Sobel
Mailing Address 5520 Surrey Lane
Birmingham, AL 35242

Property Address 5520 Surrey Lane
Birmingham, AL 35242

Date of Sale 06/07/2018
Total Purchase Price \$ 21500.00
 or
Actual Value \$
 or
Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/13/2018 01:16:27 PM
 S228.50 CHERRY
 20180613000209390

James W. Fuhrmeister

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 type="checkbox"/> Other |
| <input checked="" 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 6/11/18

Print Jeff W. Parmer

Unattested _____
 (verified by)

Sign *Jeff W. Parmer*
 (Grantor/Grantee/Owner/Agent) circle one