

SEND TAX NOTICE TO:

Jeffrey S. Mutchler and Janice Mutchler
481 Ballantrae Road
Pelham, Alabama 35124

This instrument was prepared by
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20180711000246430
07/11/2018 12:56:18 PM
DEEDS 1/3

LIMITED LIABILITY COMPANY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ~~Jefferson~~

Shelby

That in consideration of **Three Hundred Fifty Thousand Nine Hundred dollars & no cents (\$350,900.00)**

To the undersigned grantor, DAL Properties, LLC, A Limited Liability Company (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Jeffrey S. Mutchler and Janice Mutchler** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

LOT 2175, KIRKWALL, PHASE IV, IN BALLANTRAE, AS RECORDED IN MAP BOOK 48, PAGE 54, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ 280,720.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

1. All taxes for the year 2018 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to lien, for services, labor, or material heretofore, or hereafter furnished, imposed by law, and not shown by the public records.
6. 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.
7. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 48, Page 54.
8. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book Instrument #20170915000336400, in the Probate Office of Shelby County, Alabama.

9. 10' building line on front of said lot as shown on recorded plat/map.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with the said **GRANTEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its 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, by its **Agent**, who is authorized to execute this conveyance, has hereto set their signature(s) and seal, this July 6, 2018.

DAL Properties, LLC

By: Courtney Hill Seal
Courtney Hill
Agent

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Courtney Hill** whose name as **Agent**, of **DAL Properties, LLC**, a Limited Liability Company, 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 conveyance, he/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company. Given under my hand and official seal this 6th day of July, 2018.

William Cockrell, II
Notary Public. (Seal)
My Commission Expires: 1/9/2021

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name DAL Properties, LLC

Grantee's Name Jeffrey S. Mutchler and Janice Mutchler

Mailing Address 3112 Hwy 109
Wilsonville, Alabama 35186Mailing Address 481 Ballantrae Road
Pelham, Alabama 35124Property Address 481 Ballantrae Road
Pelham, Alabama 35124Date of Sale 07/06/2018Total Purchase Price \$350,900.00

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
☒ Sales Contract
☐ Closing Statement☐ Appraisal
☐ Other _____

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.

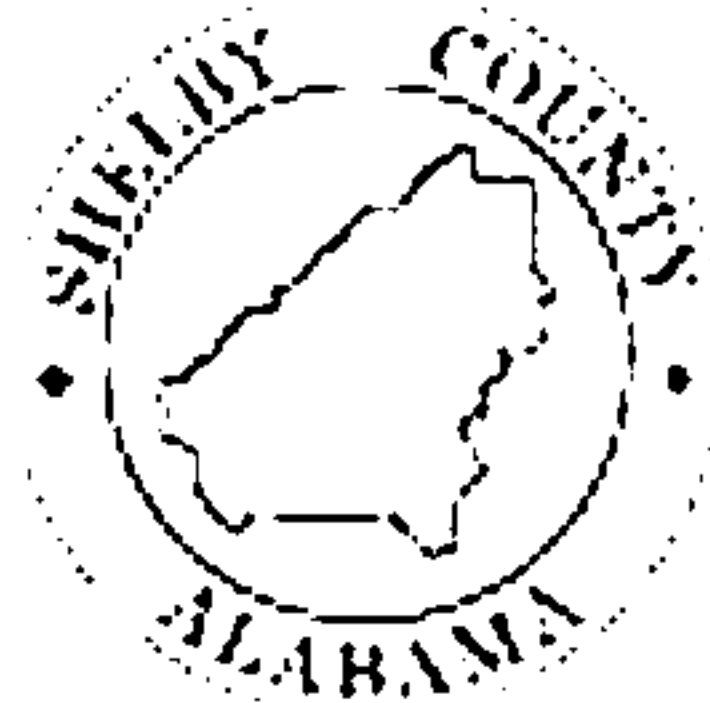
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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

7/6/18Print William Pope Coder
DAL Properties, LLC

Sign

William Pope Coder
(Grantor/Grantee/Owner/Agent) circle oneFiled and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge
County Clerk (verified by)
Shelby County, AL
07/11/2018 12:56:18 PM
\$91.50 DEBBIE
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