



20190220000054550 1/3 \$456.00
Shelby Cnty Judge of Probate, AL
02/20/2019 01:35:35 PM FILED/CERT

This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080

Send Tax Notice to:
Steven L. Savage
129 Kings Crest Way
Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY

}

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED THIRTY FIVE THOUSAND (\$435,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Wilson Properties, LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Steven L. Savage**, a married man (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 11-A, according to the Survey of Monroe's Industrial Park, 2nd Addition being a Resurvey of Lots 1 and 2, Monroe's Addition to McCain Industrial Park and acreage, as recorded in Map Book 27, Page 53, in the Probate Office of Shelby County, Alabama.

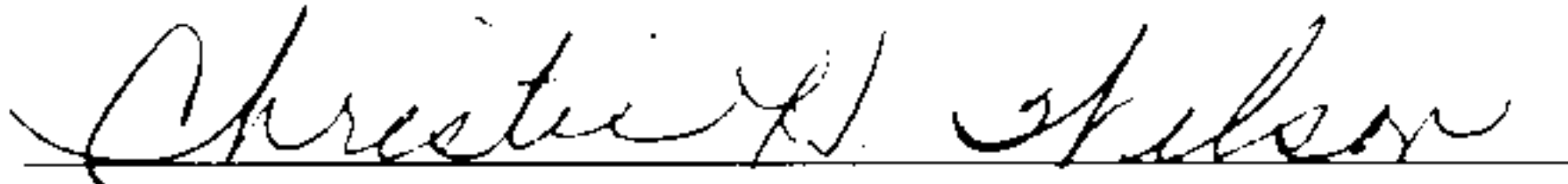
Subject to the following;

1. Easement(s), building line and restrictions as shown in recorded map.
2. Restrictions and Covenants appearing of record in Volume 320, Page 378; Inst. No. 2001-12598; Inst. No. 1998-16767; Inst. No. 2001-20129; Inst. No. 1998-32911 and Inst. No. 2001-40921. NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 336, Page 430 and Real Volume 15, Page 373.
4. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 127, Page 408.
5. Right of Way to Shelby County as recorded in Volume 180, Page 584.
6. Covenant for sanitary sewer as recorded in Inst # 2000-17866.
7. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 126, Page 299; Volume 126, Page 300; Volume 126, Page 301; Volume 126, Page 302; Volume 136, Page 345, Volume 136, Page 347; Volume 141, Page 300 and Volume 170, Page 237.
8. And subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

Shelby County, AL 02/20/2019
State of Alabama
Deed Tax: \$435.00

TO HAVE AND TO HOLD the said above described property unto the GRANTEE, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto GRANTEE'S heirs and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 19 day of February, 2019.



Wilson Properties, LLC

By: Christie H. Wilson

Its: Managing Member

STATE OF ALABAMA
SHELBY COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Christie H. Wilson** whose name as managing member of **Wilson Properties, LLC**, an Alabama 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/she, as such managing member and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19 day of February, 2019.


Notary Public

My Commission Expires: 1/18/21

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan 18 2021


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Real Estate Sales Validation Form

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

Grantor's Name Wilson Properties, LLC
Mailing Address 11063 HWY 280
Westover, AL 35147

Grantee's Name Steven L. Savage
Mailing Address 129 Kings Crest Way
Pelham, AL 35124

Property Address 8 Monroe Dr.
Pelham, AL 35124

Date of Sale 02/19/2019
Total Purchase Price \$435,000.00

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
☐ 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 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 02/19/2019

Print Justin Smitherman

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1