

Send Tax Notice:  
Yolanda Motley

704 3<sup>rd</sup> Street NE  
Alabaster, AL 35007  
PEL1900099

This Instrument Prepared By:  
Stewart & Associates, P. C./S. Kent  
Stewart  
3595 Grandview Parkway Ste 280  
Birmingham, AL 35243

STATE OF ALABAMA

COUNTY OF SHELBY

20190312000079960

03/12/2019 02:20:37 PM

DEEDS 1/3

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Thirty Five Thousand Nine Hundred and 00/100 Dollars (\$135,900.00)** and other good and valuable consideration in hand paid to the undersigned, **Shelby Resources, Inc.** (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto **Yolanda Motley (hereinafter Grantee)**, the following described real estate situated in Shelby County, State of Alabama, to wit:

**See attached Exhibit "A" for complete legal description being conveyed by this instrument.**

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, easements, conditions, covenants and restrictions of record.

Subject to that outstanding right of redemption occurring from that certain foreclosure deed dated October 23, 2018 and recorded in Instrument No 20181101000387190. Said redemption period expiring on October 23, 2019.

\$135,900.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, and unto theirs heirs executors, administrators and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

WITNESS my hand and seal this 11<sup>th</sup> day of March, 2019.

Shelby Resources, Inc.



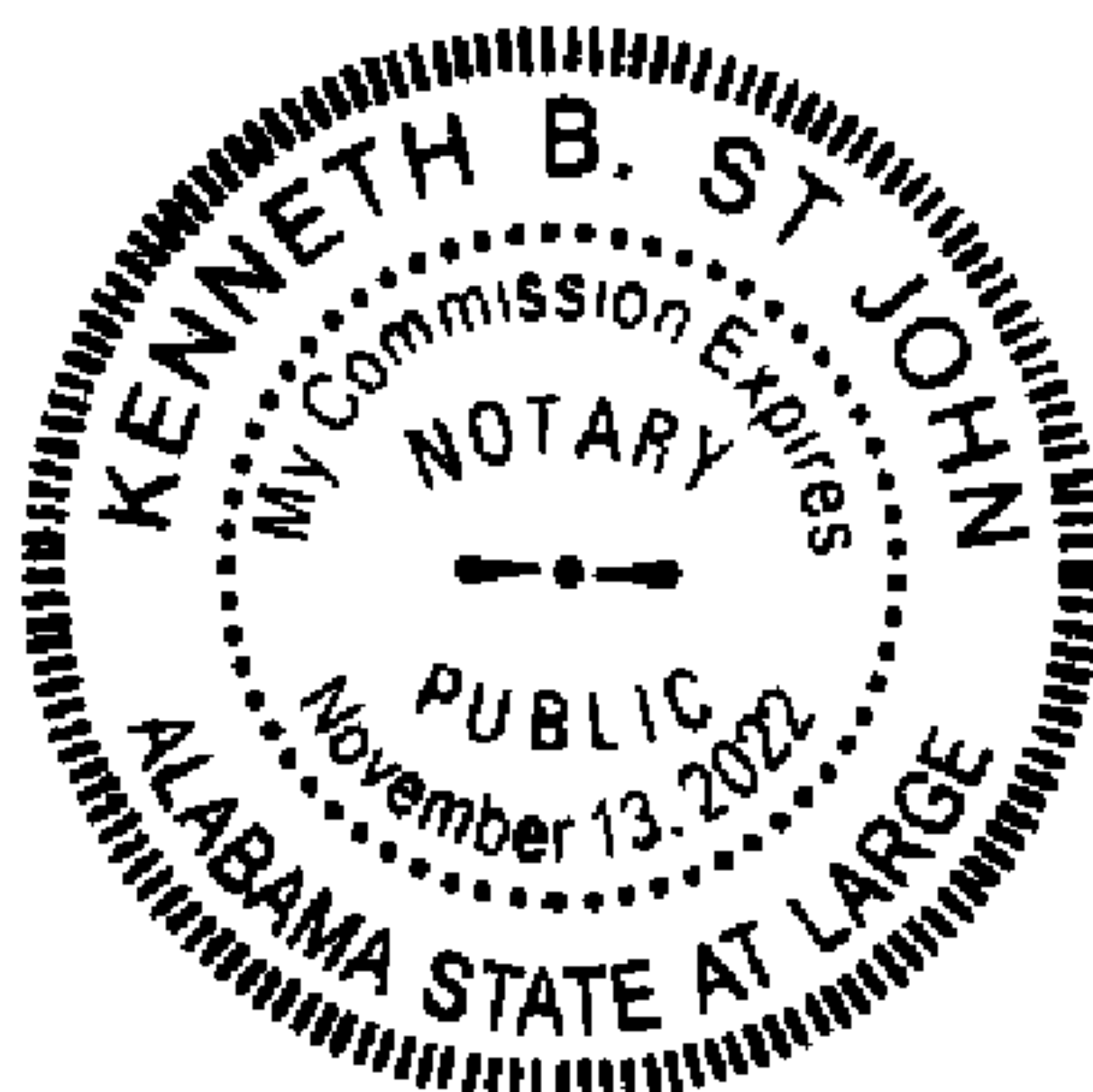
By Michael D. Phillips  
Its: President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that MICHAEL D. PHILLIPS as PRESIDENT for SHELBY RESOURCES, INC. an Alabama Corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date. GIVEN under my hand and seal this the 11<sup>th</sup> day of March, 2019.

  
Notary Public  
My Commission Expires:

November 13, 2022



**EXHIBIT "A"**

**Lot 40, according to the Survey of Whitestone Townhomes, Phase One, as recorded in Map Book 20, Page 125, in the Probate Office of Shelby County, Alabama.**

20190312000079960 03/12/2019 02:20:37 PM DEEDS 2/3



## Real Estate Sales Validation Form

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

|                  |   |                         |   |
|------------------|---|-------------------------|---|
| Grantor's Name   | <u>Shelby Resources Inc</u>                       | Grantee's Name          | <u>Yolanda Motley</u>                             |
| Mailing Address  | <u>PO box 419</u><br><u>Pelham AL 35124</u>       | Mailing Address         | <u>704 3rd st NE</u><br><u>Alabaster AL 35007</u> |
| Property Address | <u>704 3rd st NE</u><br><u>Alabaster AL 35007</u> | Date of Sale            | <u>3/11/2019</u>                                  |
|                  |   | Total Purchase Price    | <u>\$ 135,900</u>                                 |
|                  |   | or                      |   |
|                  |   | Actual Value            | <u>\$</u>   |
|                  |   | or                      |   |
|                  |   | Assessor's Market Value | <u>\$</u>   |

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.

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**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).

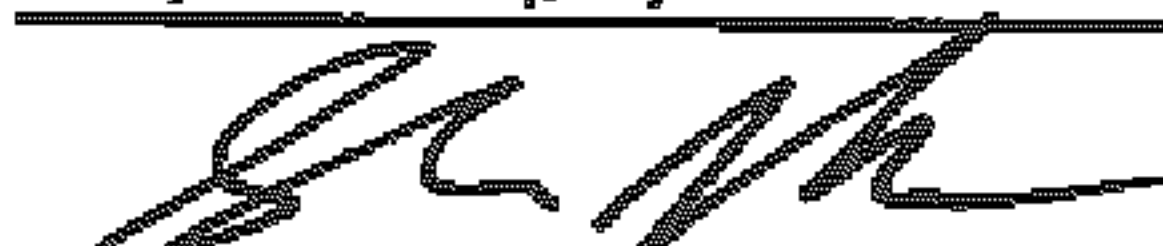
Date 3/11/19

Print Skyler Murphy

☐ Unattested

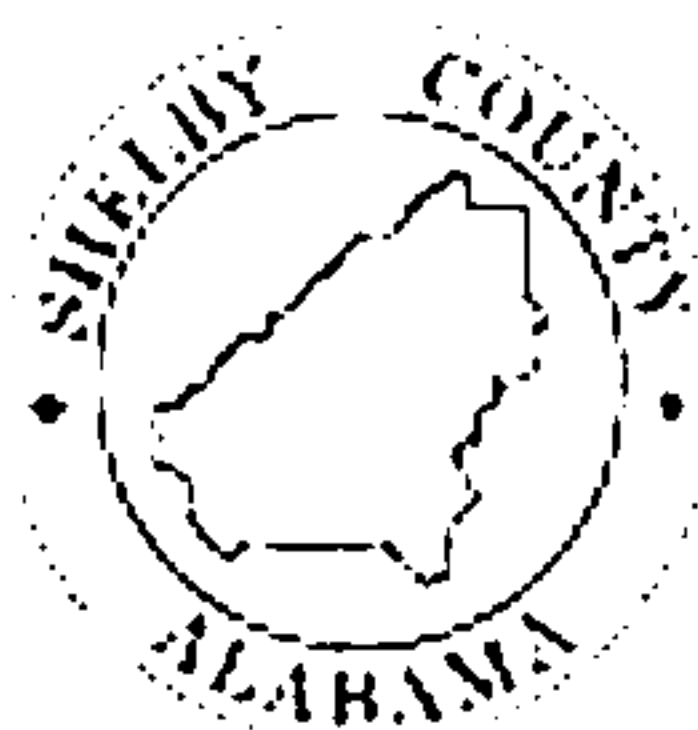
(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/12/2019 02:20:37 PM  
\$22.00 CHERRY  
20190312000079960

*Allen S. Bayl*