

Send tax notice to:  
Real Value, LLC  
1855 Smokey Road  
Alabaster, AL 35007

This instrument prepared by:  
Stewart & Associates, P.C./S. Kent Stewart  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
PEL1900165

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Twenty Two Thousand Five Hundred and 00/100 Dollars (\$22,500.00) in hand paid to the undersigned, Horace Edward Lawley, Jr. and Martha Edfeldt, Husband and Wife, (hereinafter referred to as "Grantors"), by Real Value LLC (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the NE ¼ of the NE ¼ of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama; thence S 89°39'37"E, a distance of 130.00' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 530.51'; thence S 00°15'55"W, a distance of 950.75' to a point on the Northeasterly ROW line of Shelby County Highway 10, said point being the beginning of a curve to the right, having a radius of 1300.00 a central angle of 13°43'43", and subtended by a chord which bears N 59°53'42"W, and a chord distance of 310.75'; thence along the arc of said curve and said ROW line a distance of 311.49'; thence N 37°31'33"E, and leaving said ROW line, a distance of 165.97'; thence N 41°06'34"W, a distance of 206.44'; thence S 75°51'49"W, a distance of 53.02'; thence N 57°30'19"W, a distance of 163.91'; thence N 00°15'23"E, a distance of 392.70'; thence S 86°21'10"W, a distance of 35.00'; thence N 00°15'23"E, a distance of 45.27' to the Point of Beginning.

Martha Edfeldt is one and the same person as Martha Amelia Edfeldt Lawley, Grantee in that certain deed recorded in Book 083, Page 817 in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:**

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS  
OF RECORD.

TO HAVE AND TO HOLD to Grantee, its heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, its heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good

right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 11<sup>th</sup> day of April, 2019.

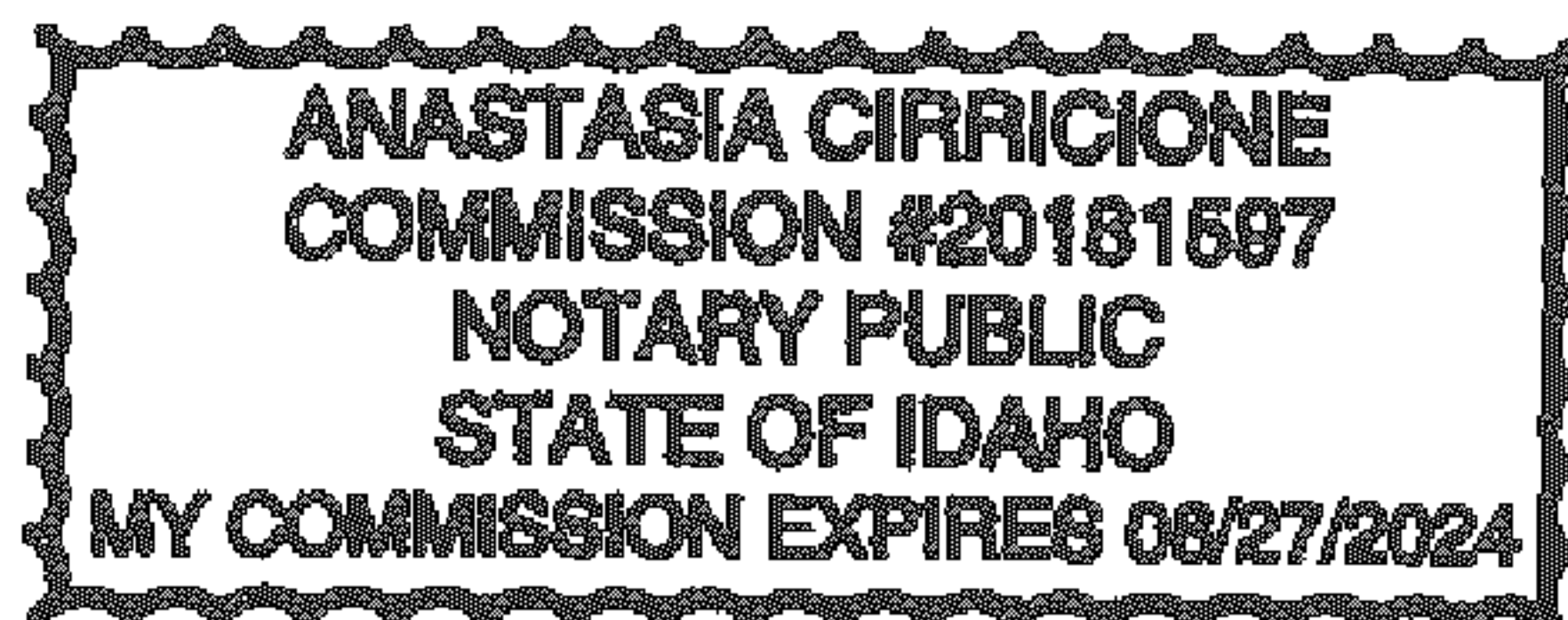
✓ Horace Edward Lawley Jr.  
Horace Edward Lawley, Jr.

✓ Martha Edfeldt  
Martha Edfeldt

STATE OF ✓ Idaho  
COUNTY OF ✓ Ada

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Horace Edward Lawley, Jr. and Martha Edfeldt, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11<sup>th</sup> day of April, 2019.



✓ [Signature]  
Notary Public  
Print Name: Anastasia Cirricione  
Commission Expires: 8/27/2024

## 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>Horace Edward Lawley, Jr</u>	Grantee's Name	<u>Real Value LLC</u>
	<u>Martha Edfeldt</u>		
Mailing Address	<u>PO Box 2545</u>	Mailing Address	<u>1855 Smokey Road</u>
	<u>Alabaster AL 35007</u>		<u>Alabaster AL 35007</u>
Property Address	<u>6494 Highway 10</u>	Date of Sale	<u>4/15/2019</u>
	<u>Montevallo, AL 35115</u>	Total Purchase Price	<u>\$22,500</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)

<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 4/16/19

Print Skyler Murphy

Unattested

Sign

(verified by)

(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  
04/16/2019 11:17:03 AM  
\$43.50 CHERRY  
20190416000123670

*Allen S. Bayl*