

THIS INSTRUMENT PREPARED BY:
HILL, HILL & GOSSETT, P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To:
3895 PARKWOOD ROAD
SUITE 109 #337
BESSEMER, ALABAMA 35022

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Sixty Thousand and No/100 Dollars (\$160,000.00) to the undersigned Grantor, Shelby Investments, LLC a limited liability corporation (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Joseph Alan Yarbrough (herein referred to as GRANTEE), whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Spring Water Farms, as recorded in Map Book 49, Page 90, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:

1. Declaration of Protective Covenants as recorded in Instrument #2018-34990 and amended in Instrument 20190201000034660.
2. Right of way in favor of Alabama Power Company recorded in Volume 368 page 244 (Jefferson County).
3. Right of way in favor of Jefferson County recorded in Real Volume 205 page 146 (Jefferson County).


All recorded in the Probate Office of Shelby County Alabama.

\$136,000.00 of the above recited consideration was paid by mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE, his, her, or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 05/29/2019
State of Alabama
Deed Tax: \$160.00


20190529000184660 1/3 \$181.00
Shelby Cnty Judge of Probate, AL
05/29/2019 03:28:47 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor by its Member, Tim Webster, who is authorized to execute this conveyance, hereto set its signature and seal this the 24 day May 2019.

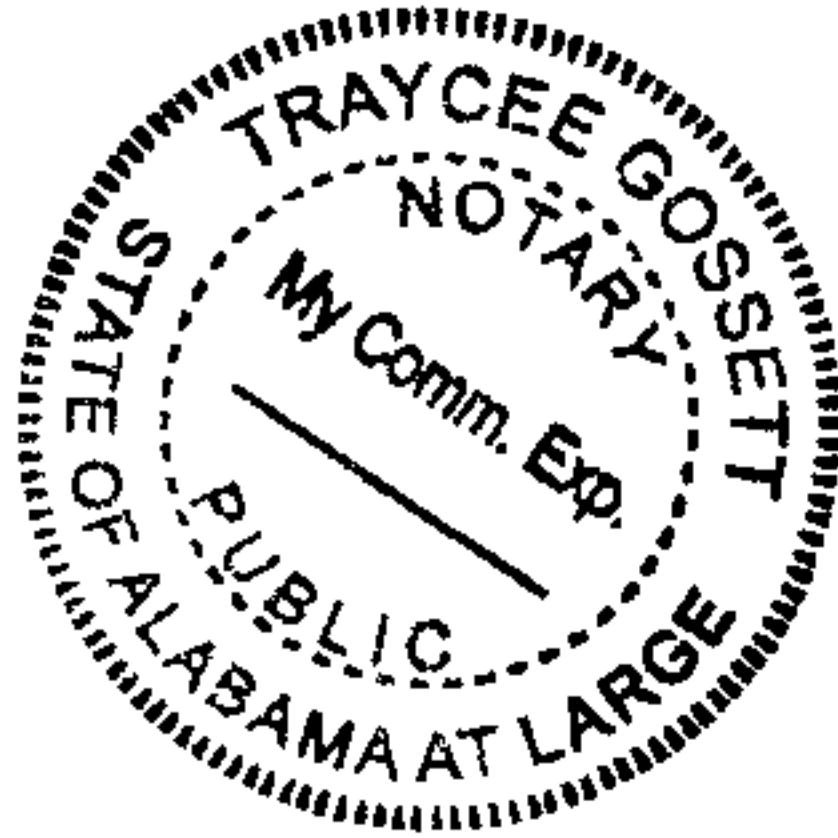
SHELBY INVESTMENTS, LLC

By [Signature]
Tim Webster, Its Member

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Tim Webster whose name as Member of Shelby Investments, LLC, a limited liability 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 of the conveyance, he, as such Member and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 24 day of May, 2019.



[Signature]
Notary Public

My Commission Expires: 9.14.20



20190529000184660 2/3 \$181.00
Shelby Cnty Judge of Probate, AL
05/29/2019 03:28:47 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name SHELBY INVESTMENTS, LLC
Mailing Address 2464 GLASSCOTT POINT
HOOVER, ALABAMA 35226

Grantee's Name JOSEPH ALAN YARBROUGH
Mailing Address 3985 PARKWOOD ROAD
SUITE 109, # 337
BESSEMER, ALABAMA 35022

Property Address LOT 4, SPRING WATER FARMS
SHELBY COUNTY, ALABAMA

Date of Sale MAY 24, 2019
Total Purchase Price \$160,000.00

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 _____

SHLEBY INVESTMENTS, LLC BY IT MEMBER
Print TIM WEBSTER

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190529000184660 3/3 \$181.00
Shelby Cnty Judge of Probate, AL
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