

This instrument was prepared by: Justin Smitherman, Esq. 173 Tucker RD STE 201 Helena, AL 35080

Send Tax Notice to: Guntram Carl Anderlik II 1953 Chandaway Dr. Pelham, AL 35124

STATE OF ALABAMA SHELBY COUNTY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in TWO HUNDRED THOUSAND (\$200,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Western 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, Guntram Carl Anderlik II, 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:

All that certain parcel of land situate in the County of Shelby, State of Alabama, more particularly described as follows: Lot 84, according to the Map of Chandalar South, Second Sector, as recorded in Map Book 6, Page 12, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

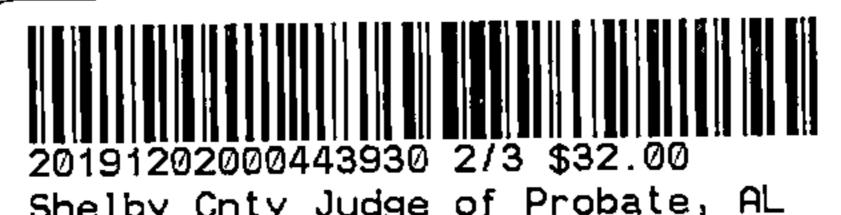
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said	GRANTOR has hereunto set his/her/their hand(s) and seal(s)
this the day of Humber	, 2019.
Western Properties, LLC	
By: Jason Spinks	
Its: Manager	
STATE OF ALABAMA SHELBY COUNTY	SS:
I, the undersigned, a Notary Public,	in and for said County and State, hereby certify that Jason Spinks
whose name as Manager of Western P	roperties, LLC, an Alabama Limited Liability Company, is
signed to the foregoing instrument, and w	who is known to me, acknowledged before me on this day, that,
being informed of the contents of the inst	trument, he, as such manager and with full authority, executed
the same voluntarily for and as the act of	f said company.
	ave hereunto set my hand and seal this the 22 day of
Notary Public	JUSTIN SMITHERMAN Notary Public, Alabama State At Large My Commission Expires Jan. 18, 2021

My Commission Expires: \ \ /\% / \}_



Shelby Cnty Judge of Probate, AL 12/02/2019 10:35:25 AM FILED/CERT

Real Estate Sales Validation Form

	•	raance with Code of Alabama 18	
Grantor's Name Mailing Address	Western Properties, LLC	Grantee's Name	
	3360 Davey Allison BLVD Hueytown, AL 35023	- ivialling Address	1953 Chandaway Dr. Pelham, AL 35124
	Trucytown, AL 55025	• •	
	· _		
Property Address	1953 Chandaway Dr.	Date of Sale	
	Pelham, AL 35124	Total Purchase Price	\$200,000.00
		- or	
		Actual Value	\$
		Or Accessorie Market Malue	œ́
		Assessor's Market Value	Ψ
•	ne) (Recordation of docum	this form can be verified in the entary evidence is not required. Appraisal Other	
If the conveyance		ordation contains all of the re	quired information referenced
	; · · · · · · · · · · · · · · · · · · ·	Instructions	
	d mailing address - provide f eir current mailing address.	he name of the person or pe	ersons conveying interest
Grantee's name are to property is being		the name of the person or po	ersons to whom interest
Property address -	the physical address of the	property being conveyed, if a	available.
Date of Sale - the	date on which interest to the	property was conveyed.	
	ce - the total amount paid for the instrument offered for re	the purchase of the property	y, both real and personal,
conveyed by the in		This may be evidenced by a	n appraisal conducted by a
excluding current usersponsibility of va	ise valuation, of the property		•
accurate. I further	of my knowledge and belief understand that any false sta ated in <u>Code of Alabama 19</u>	atements claimed on this form	ed in this document is true and may result in the imposition
Date 11/22/2019		Print Justin Smitherman	
Unattested		Sign /	

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20191202000443930 3/3 \$32.00 Shelby Cnty Judge of Probate, AL 12/02/2019 10:35:25 AM FILED/CERT