

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

R. Wayne Lagle  
4918 Windwood Cir,  
B'ham, ALA 35242

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this December 30, 2019,** That for and in consideration of **TEN AND NO/100 (\$10.00)** **DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned **GRANTOR SUNSHINE, LLC, an Alabama limited liability company,** (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the **GRANTEE, R. WAYNE LAGLE,** (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

Commence at the Southeast corner of the Southeast Quarter of Southeast Quarter of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North along the East line of said ¼ - ¼ Section for 547.48 feet to the South line of County Road No. 14; said point being the point of beginning of the tract herein described; thence run Westerly along the South line of said County Road for 288.83 feet to the East line of Palomino Trail; thence run South along the East line of Palomino Trail for 200.83 feet; thence run Easterly, running parallel to the south line of said County Road for 287.60 feet to a point on the East line of said SE ¼ of the SE ¼ of Section 15; thence 95°34'30" left and run North along the East line of said ¼ - ¼ Section for 198.57 feet to the point of beginning.


(Address for Information Only: 4921 Cahaba Valley Trace, Birmingham, AL 35242)

Subject to:

1. General and special taxes or assessments for the year 2020 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record

**NO TITLE OPINION RENDERED NOR REQUESTED WHEN PREPARING THIS DEED.**

Shelby County, AL 03/05/2020  
State of Alabama  
Deed Tax: \$140.00

  
20200305000088170 1/3 \$168.00  
Shelby Cnty Judge of Probate, AL  
03/05/2020 12:32:59 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 Sunshine LLC  
Mailing Address 4918 Windwood Cir  
B'ham, Ala 35242

Grantee's Name R. Wayne Lagle  
Mailing Address 4918 Windwood Cir  
B'ham, Ala 35242

Property Address 4921 Cahaba Valley Trace  
B'ham, Ala 35242

Date of Sale 2-28-2020  
Total Purchase Price \$ \$140,000  
or  
Actual Value \$ \$140,000  
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 3-4-2020

Print R. Wayne Lagle

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested

(verified by)

