

20161004000362930

10/04/2016 11:06:36 AM

DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:

Jacob Spurgeon
139 Cambrian Way
Birmingham, AL
35242

WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF **One Hundred Nine Thousand and 0/100 Dollars (\$109,000.00)** to the undersigned, **New North Investments, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, sell, bargain and convey unto **Jacob Spurgeon**, (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama** to wit:

Lot 139, in Cambrian Wood Condominium, By-Laws and Amendments thereto as established by Declaration of Condominium, By-Laws and Amendments thereto as recorded in Misc. Book 13, Page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13, Page 2; Misc. Book 13, Page 4; Misc. Book 13, Page 344 and Misc. Book 52, Page 318, in said Probate Office, together with an undivided interest in the Common Elements as set forth in said Declaration of Condominium, said unit being more particularly described in the Floor Plans and Architectural Drawing of Cambria Wood Condominium as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$106,215.00

~~None of~~ the above consideration was secured by and through the purchase money mortgage closed and recorded herewith.

TO HAVE AND TO HOLD the tracts or parcels of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the Grantee, his heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said Grantee, his heirs, executors, or assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, his heirs, executors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Sole Member, Paul F. Earle, who is authorized to execute this conveyance, has hereto set his signature and seal on the date stated in the notary acknowledgement, however, the same shall not be effective until the 22nd day of September, 2016.

Paul F. Earle (SEAL)

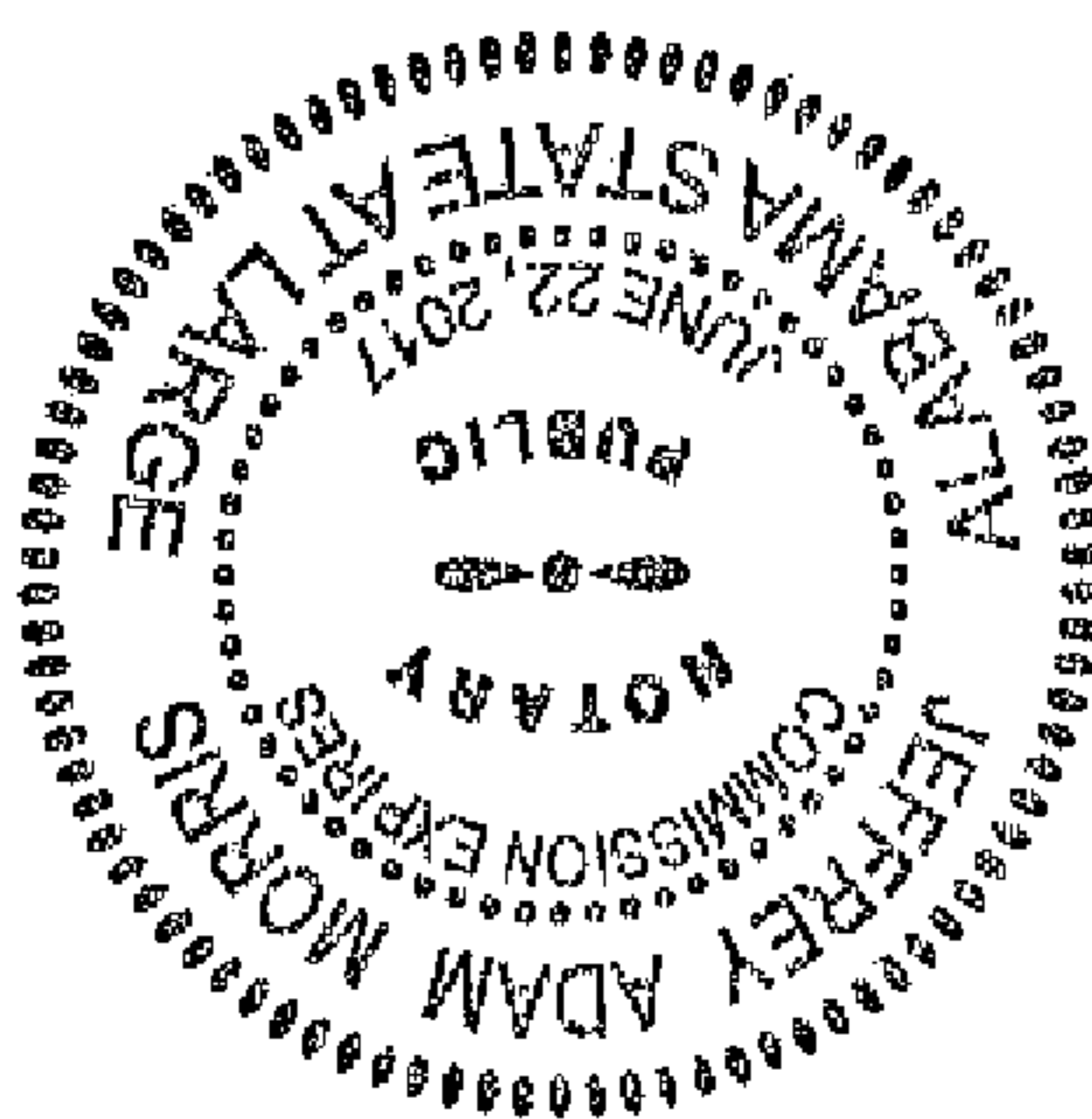
New North Investments, LLC, an Alabama Limited Liability Company

By: Paul F. Earle, its Sole Member

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Paul F. Earle**, whose name as **Sole Member of New North Investments, LLC**, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such Sole Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 22nd day of September, 2016.



[Signature]
Notary Public

My commission expires: 6/22/17

Real Estate Sales Validation Form

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

Grantor's Name New North Investment LLC Grantee's Name Jacob Spurgeon
 Mailing Address 1117 Stump Lane Mailing Address 139 Cambrian Way
Key West, FL 33040 B'ham, AL 35242

Property Address 139 Cambrian Way Date of Sale 10-3-16
B'ham, AL 35242 Total Purchase Price \$ 109,000
 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 10-3-16 Print _____
 _____ Unattested _____ Sign Jacob Spurgeon
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 10/04/2016 11:06:36 AM
 \$24.00 CHERRY
 20161004000362930