

This Instrument was prepared by:
Greystone Title, LLC
194 Narrows Drive, 103, Birmingham, AL 35242
(205) 747-1970

File Number: 2019-GT-1005
Parcel ID:

20190110000011210
01/10/2019 02:49:10 PM
DEEDS 1/3

STATE OF ALABAMA
COUNTY OF SHELBY

General Warranty Deed

That in consideration paid to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned **James E. Maddox Jr. and Susan W. Maddox, Husband and Wife**, has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **All- Star Investment Properties, LLC, an Alabama Limited Liability Company**, (hereinafter referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

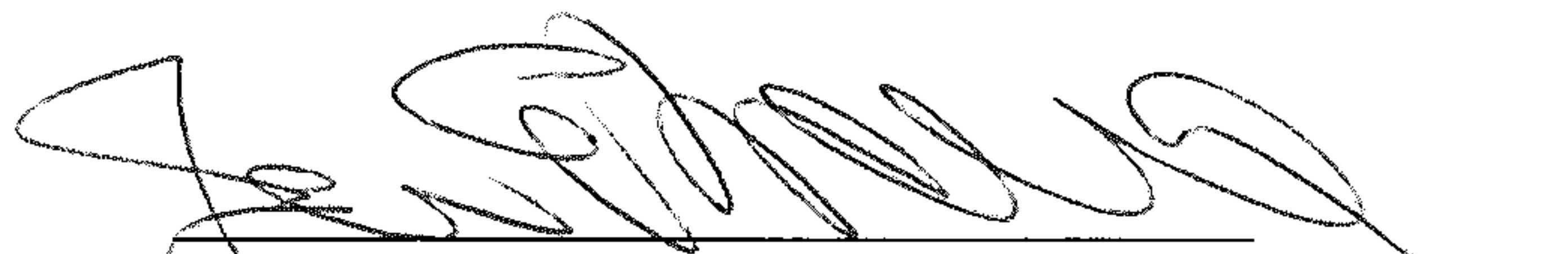
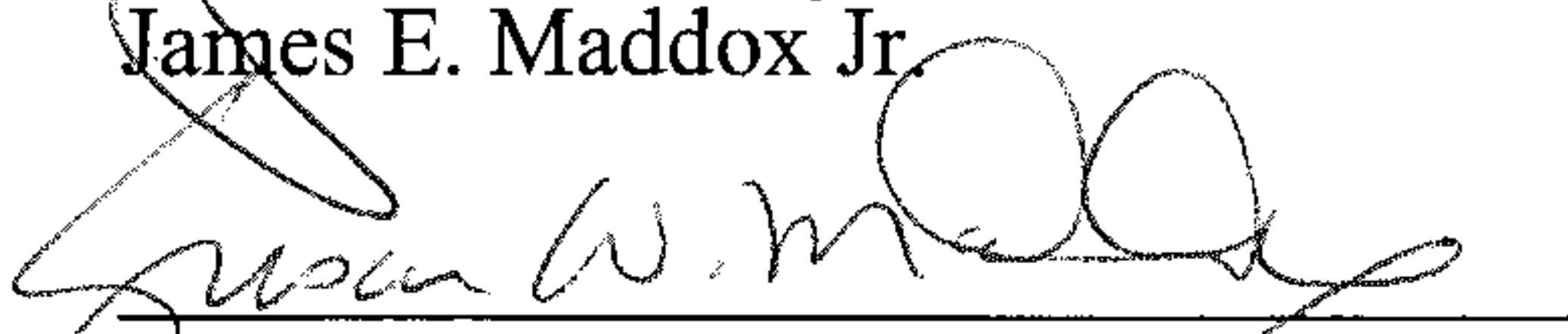
Lot 41, according to the Survey of Third Addition of Riverchase West, as recorded in Map Book 7, Page 139, in the Probate Office of Shelby County, Alabama.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantor does hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto **All- Star Investment Properties, LLC, an Alabama Limited Liability Company**, his/her heirs, successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's death, the entire

interest in fee simple shall pass to the heirs, successors and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

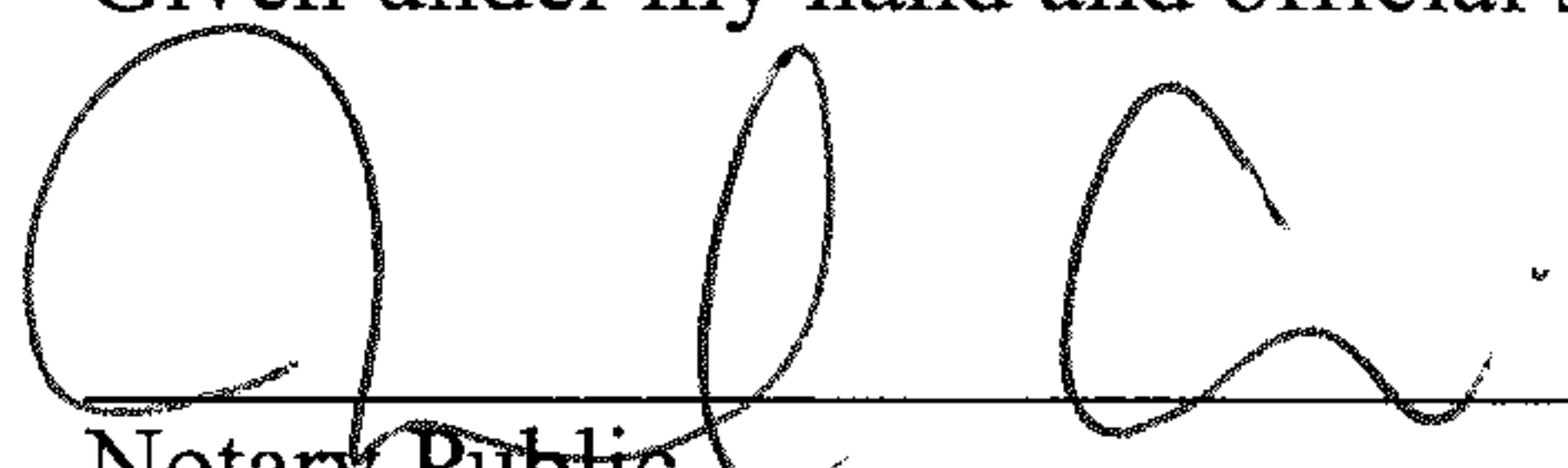
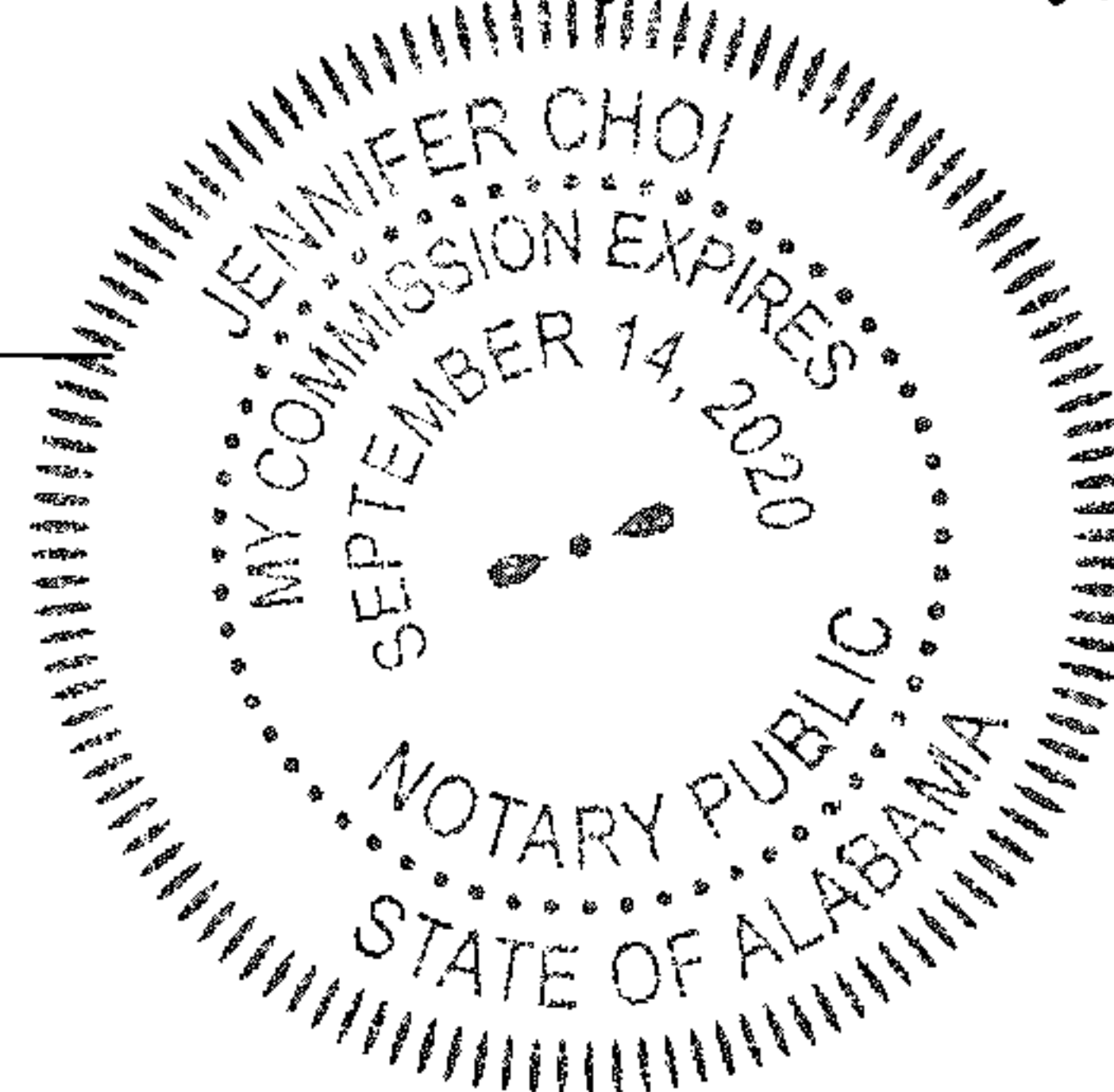
IN WITNESS WHEREOF, James E. Maddox, Jr. and Susan W. Maddox, **Grantor**, has caused this conveyance to be executed and his/her seal affixed this 4th day of January, 2019.


James E. Maddox Jr.

Susan W. Maddox

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that James E. Maddox Jr. and Susan W. Maddox whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, 2019.


Notary Public
My Commission Expires:


Real Estate Sales Validation Form

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

Grantor's Name James & Susan Maddox
 Mailing Address 1380 Highlands Street
Montevallo, AL 35115

Grantee's Name All-Star Investment Properties
 Mailing Address 4000 Eagle Point Corporate Dri
Birmingham AL 35242

Property Address 709 Whippoorwill Court
Birmingham, AL 35244

Date of Sale 01/04/2019Total Purchase Price \$120000.00

or

Actual Value \$

or

Assessor's Market Value \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/10/2019 02:49:10 PM
 \$141.00 CHERRY
 20190110000011210

Allen S. Bayl

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 1/10/19Print Olivia CartySign Olivia Carty

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one