

THIS INSTRUMENT PREPARED BY:

Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:

Cavanaugh A. Colbert, Jr.
564 Union Station Place
Calera, AL 35040.

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

20190917000341510
09/17/2019 03:05:39 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SEVENTY THREE THOUSAND and NO/100 (\$173,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Stav Emanuel Geva, a married person, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Cavanaugh A. Colbert, Jr. (hereinafter referred to as GRANTEES), his successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit::

Lot 76, according to the Survey of Union Station Phase II, as recorded in Map Book 41, Page 114, in the Probate Office of Shelby County, Alabama.

Property known as: 564 Union Station Place, Calera, AL 35040

This property is not the homestead of the grantor, nor of his spouse.

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

\$174,747.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are 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 herein above 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 GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons..

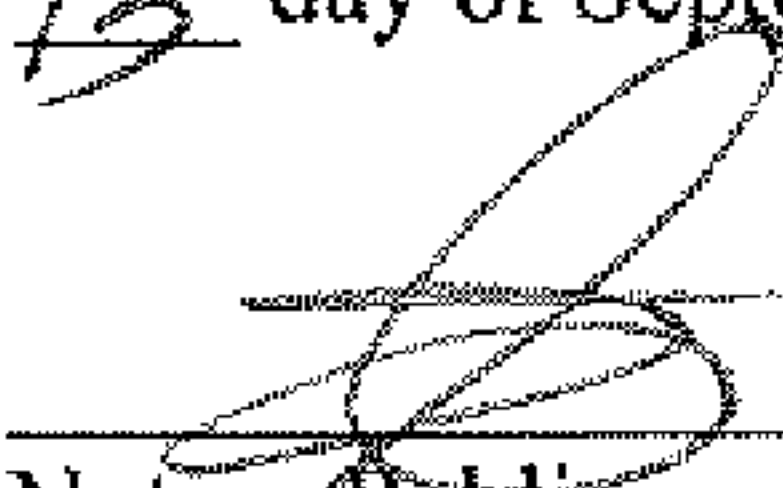
IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 17 day of September, 2019.

Stav Emanuel Geva
by his Attorney-in-Fact Bryan Miles
Stav Emanuel Geva
by his Attorney-in-Fact, Bryan Miles

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Alan Crocker Keith, a Notary Public for the State of Alabama, do hereby certify that **Bryan Miles**, whose name as Attorney-in-Fact for **Stav Emanuel Geva**, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 13 day of September, 2019.



Notary Public

My commission expires: March 14, 2020

ALAN CROCKER KEITH
Notary Public, Alabama State at Large
My Commission Expires March 14, 2020

Real Estate Sales Validation Form

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

Grantor's Name Stav Emanuel Geva
Mailing Address 2084 Valleydale Road
Birmingham, AL 35244

Grantee's Name Cavanaugh A. Colbert, Jr.
Mailing Address 564 Union Station Place
Calera, AL 35040

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Property Address 564 Union Station Place
Calera, AL 35040

Date of Sale 09/13/2019

Total Purchase Price \$ 173000.00

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
09/17/2019 03:05:39 PM
\$29.00 CHERRY
20190917000341510

Handwritten signature: Ann S. Byrd

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 9/13/19

Print Jeff W. Parmer

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one