

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
LAW OFFICE OF JEFF W. PARMER LLC
2204 LAKESHORE DRIVE, SUITE 125
BIRMINGHAM, AL 35209

Send tax notice to:
747 17th Street, LLC
8668 Navarre Pkwy, Suite 508
Navarre, FL 32566

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

(Consideration \$122,000.00)
That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEE hereinafter, I, Susan M. Davis, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto 747 17th Street, LLC, an individual protected series of Susalee Tower, LLC, a series LLC (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

See Exhibit A attached hereto and incorporated herein for legal description

Property address: 747 17th Street, Calera, AL 35040

This deed was prepared without the benefit of a title search and with a legal description provided by grantor and grantee.

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

Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this November 29, 2019

_____(SEAL)

Susan M. Davis (SEAL)
Susan M. Davis

_____(SEAL)

_____(SEAL)

STATE OF Alabama
Cullman COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan M. Davis, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on November 29 2019

Bruce Mays
NOTARY PUBLIC

My commission expires: 04/24/2023

Exhibit A
Legal Description

Lots 16, 15, 14, 13 and 12 according to Resurvey of Russel R. Hetz Property as recorded in Map Book 3, Page 119, in the Probate Office of the Judge of Probate of Shelby County, Alabama.

Also: A part of Lot 11, Block 52, according to Resurvey of Russel R. Hetz Property, as recorded in Map Book 3, Page 119, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described by metes and bounds as follows: Beginning at a steel pin corner marking the Southwest corner of Lot 16, Block 52, Resurvey of Russel R. Hetz Property, as recorded in Map Book 3, Page 119, in the Office of the Judge of Probate of Shelby County, Alabama and run thence Northerly along the West line of said Block 52 a distance of 250.00 feet to a steel pin marking the Northwest corner of Lot 12 of said Block 52 of said Resurvey of Russel R. Hetz Property; thence turn a deflection angle of 83 degrees 21 minutes 11 seconds to the right and run East-Northeasterly a distance of 151.01 feet to a steel pin corner 17.0 feet North of the Northeast corner of same said Lot 12, of same said Block 52, of same said Resurvey of Russel R. Hetz Property; thence turn a deflection angle of 96 degrees 38 minutes 49 seconds to the right and run Southerly along the West line of a twenty foot alley a distance of 267.00 feet to a steel pin corner on the Southeast corner of Lot 16, of same said Block 52, of same said Resurvey of Russel R. Hetz Property; thence turn a deflection angle of 89 degrees 49 minutes 00 seconds right and run Westerly along the South line of said Lot 16, a distance of 150.00 feet to the point of beginning. According to the Survey of Joseph E. Conn, Jr., RLS #9049, dated August 14, 1997.

Real Estate Sales Validation Form

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

Grantor's Name Susan M. Davis
 Mailing Address c/o 747 17th Street
Calera, AL 35040

Grantee's Name 747 17th Street, LLC
 Mailing Address 8668 Navarre Parkway
Suite 508
Navarre, FL 32566

Property Address 747 17th Street
Calera, AL 35040

Date of Sale 11/29/2019
 Total Purchase Price \$ 122000.00
 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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 12/3/19

Print Jeff W. Parmer

☐ Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/05/2019 09:43:28 AM
 \$153.00 CHERRY
 20191205000449550

Ann S. Byrd

Form RT-1