

Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Joshua J. Pridgen
159 Bent Creek Drive
Pelham, AL 35043

SPECIAL WARRANTY DEED

20200303000084200
03/03/2020 02:14:23 PM
DEEDS 1/1

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, this deed made this 2nd day of March, 2020 by and between Classic American Homes, Inc., an Alabama Corporation (herein referred to as Grantor) and Joshua Pridgen (herein referred to as Grantee):

WITNESSETH THAT:

The Grantor does hereby for and in consideration of Three Hundred Ninety Two Thousand Nine Hundred Dollars and No Cents (\$392,900.00), in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate in Shelby County, Alabama to-wit:

Lot 73, according to the Survey of Bent Creek Subdivision Sector 2 Phase 2, as recorded in Map Book 47, Page 25, In the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$314,320.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, his, her or their heirs and assigns or its successors, forever.

And the Grantor does covenant with said Grantee, except as above noted that at the time of the delivery of this deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein but not otherwise.

IN WITNESS WHEREOF, the Grantor, by its President, who is authorized to execute this conveyance hereto set his signature and seal, this the 2nd day of March, 2020.

Seller Address: 120 Bolivar Lane, Chelsea, AL 35043

Buyer Address: 6525 Charlie Chaplin Ave, Unit 102, Las Vegas, NV 89122

CLASSIC AMERICAN HOMES, INC.

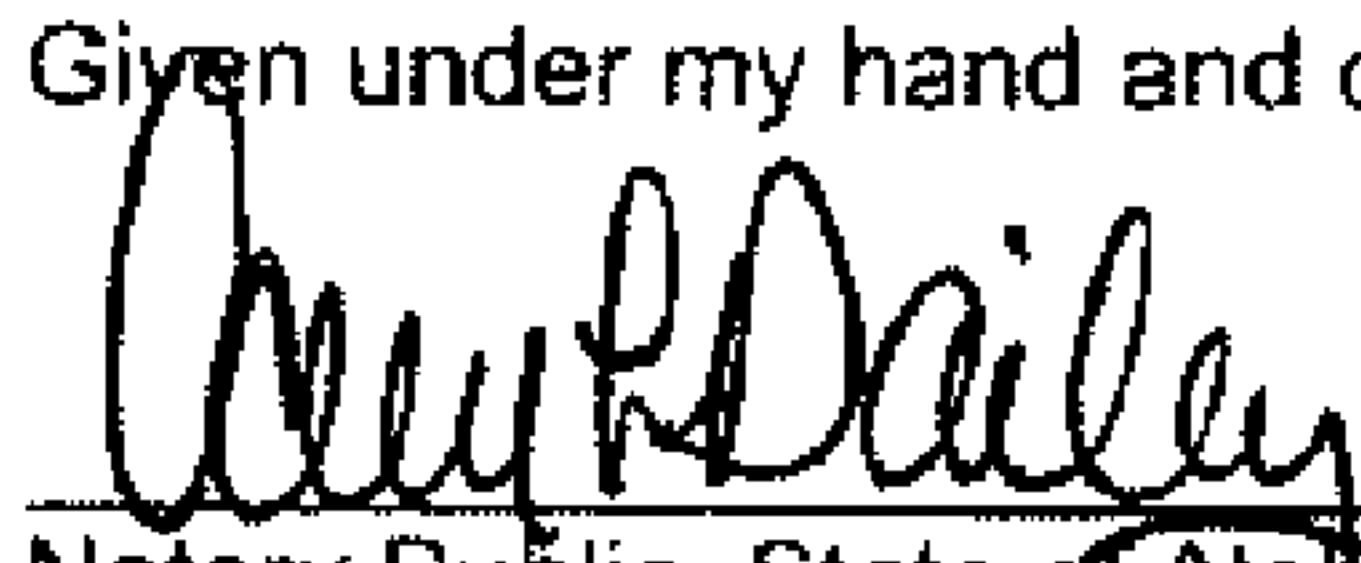


John W. Brock
President

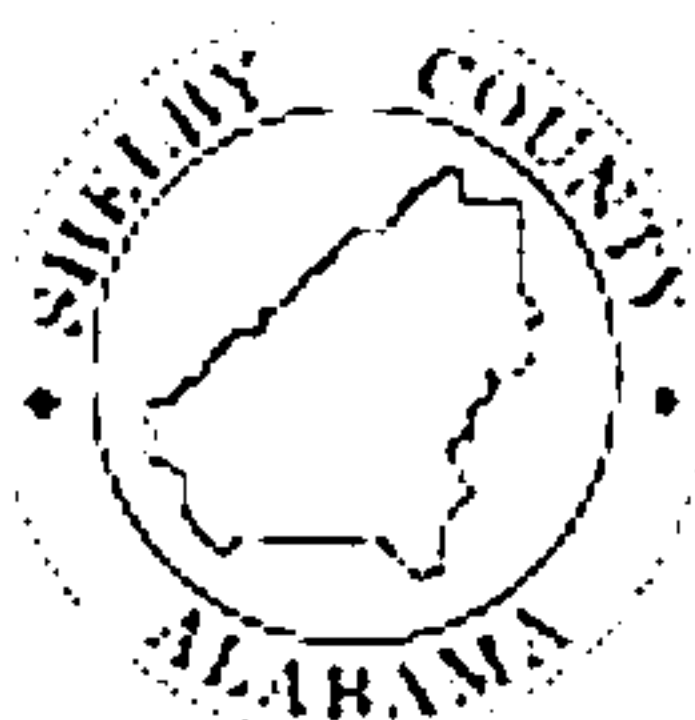
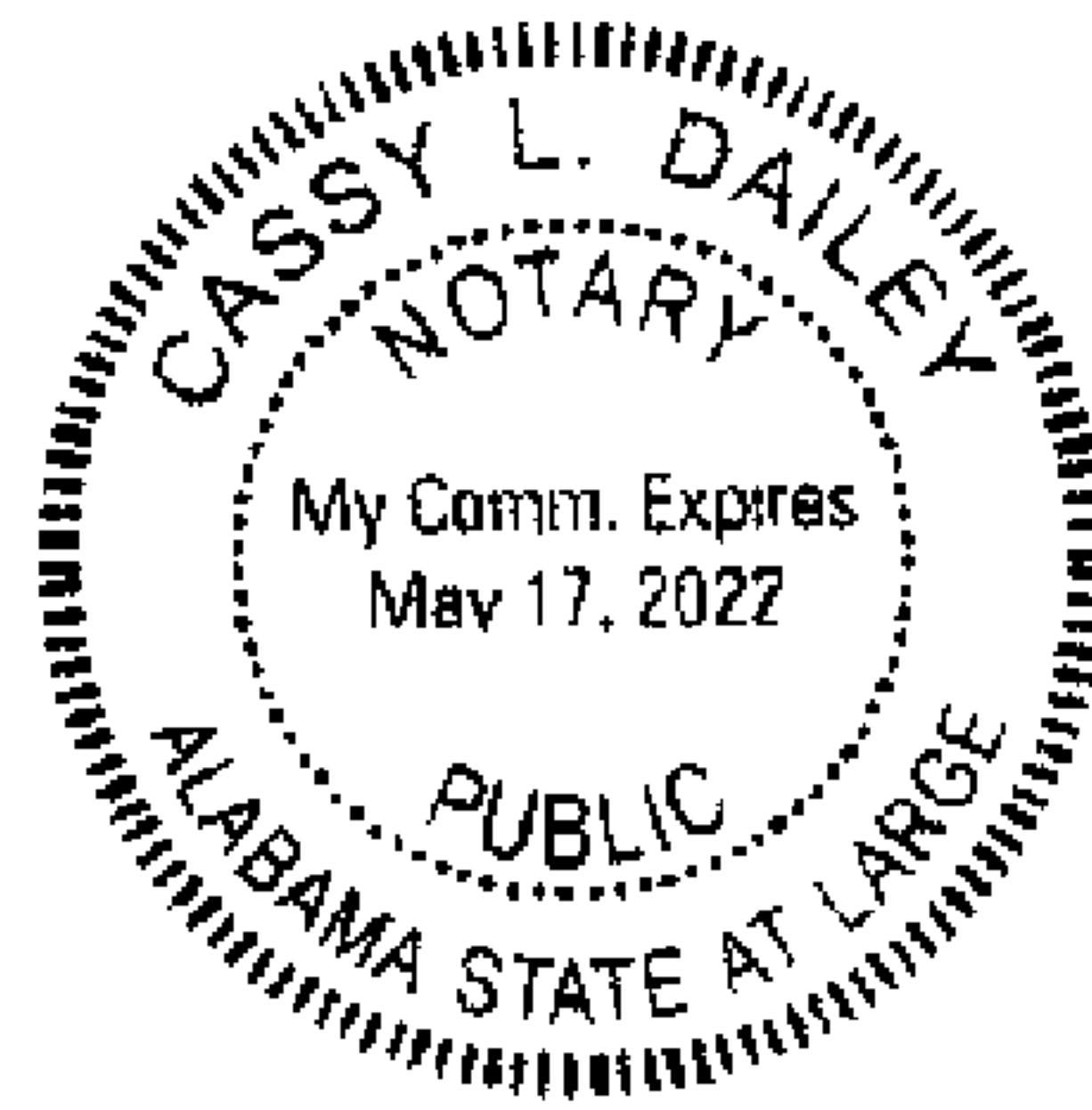
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that John W. Brock, whose name (s) as President of Classic American Homes, Inc. and whose name(s) is/are signed to the foregoing instrument, and who is/are known to me acknowledged before me on this day that being informed of the contents of said instrument, that he/she/they as such and with full authority, executed the same voluntarily for and as the act of said Limited Liability Corporation.

Given under my hand and official seal, this the 2nd day of March, 2020.



Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2020 02:14:23 PM
\$101.00 CHARITY
20200303000084200

Allen S. Bayl