20200318000107870 03/18/2020 03:26:07 PM DEEDS 1/3

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

BHAM2020-1, LLC

CO GTZ HOLDOS

BASS MCLTOOL ARIVE

LAS VEGAS NV 89181

STATE OF ALABAMA)	
		GENERAL WARRANTY DEED
COUNTY OF JEFFERSON)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SEVENTY SIX THOUSAND AND 00/100 (\$76,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Matt Maltbie and Victoria Whitten Maltbie, his spouse (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, BHAM2020-1, LLC (hereinafter referred to as GRANTEE), their successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 112, according of the Survey of the Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12, now known as Lot 112, Saratoga Townhomes as recorded in Map Book 37, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

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

Property Address: 111 Winner Circle, Calera, AL 35040

\$70,400.00 of the above-recited purchase price was paid from a mortgage loan Closed simultaneously herein.

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.

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IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this March 13, 2020.

Victoria Whitten Maltbie

STATE OF Alloways :
COUNTY OF Calhour)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Matt Maltbie and Victoria Whitten Maltbie, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this March 13¹¹, 2020.

NOTARY PUBLIC

My Commission Expires: 3UNE 35, 2021

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Real Estate Sales Validation Form

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

Grantor's Name	Matt Malibie	Grantee's Nam	e BHAM2020-1, LLC	
Mailing Address	Victoria Whiten Maltbie		s c/o GTZ Holdings	
	441 Dogwood Lane		3225 McLeod Drive	
	Jacksonville, Al. 36265		Las Vegas, NV 89121	
1773		Data of Sai	e 03/10/2020]]]]	
Property Address	111 Winner Circle	Total Purchase Price		
	Calera, AL 35040		C designation is the second of	
		 Actual Value	\$	
		Or	Ψ	
		Assessor's Market Valu	e \$	
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		on this form can be verified in		
	ne) (recordation of doc	umentary evidence is not requal Appraisal	in ea ₎	
Bill of Sale Sales Contrac	.+	Other		
Closing Stater				
-	document presented for required.		equired information referenced	
V	Mailmon.	Instructions		
	d mailing address - provi	de the name of the person or p s.	persons conveying interest	
			nareane ta wham interest	
Grantee's name ar to property is being		ide the name of the person or	beigone in minimizates	
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.		
• · · · · · · · · · · · · · · · · · · ·	ce - the total amount paid the instrument offered for	for the purchase of the proper or record.	rty, both real and personal,	
conveyed by the in	e property is not being so strument offered for reco or the assessor's current	ord. This may be evidenced by	ty, both real and personal, being an appraisal conducted by a	
excluding current uresponsibility of va	ise valuation, of the prop		nate of fair market value, I official charged with the d the taxpayer will be penalized	
accurate. I further	of my knowledge and be understand that any false cated in <u>Code of Alabama</u>	e statements claimed on this fo	ned in this document is true and rm may result in the imposition	
Date 3/18/20		Print Jeff W. Parmer	A CONTRACT OF THE PARTY OF THE	
Unattested		Sign	The state of the s	
1	(verified by)		tee/Owner/Agent) circle one	
	Filed and Decemb	And the state of t	Form RT-1	
eForms	Judge of Probate, Clerk Shelby County, A 03/18/2020 03:26:	Shelby County Alabama, County L		

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\$34.00 MISTI

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