

THIS INSTRUMENT WAS PREPARED BY:

Patrick D. Andres
Andres Law Firm
1812 Indian Creek Circle
Vestavia Hills, Alabama 35243

This deed was prepared
without the benefit of a
title examination or survey,
by the Grantor herein.

WARRANTY DEED:

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency whereof is hereby acknowledged, the undersigned Grantors, **Patrick Andres and Michelle Downing**, a married couple, has this day bargained and sold, and by these presents does hereby grant, bargain, sell and convey unto **CAHABA LILY PROPERTIES, LLC**, hereinafter referred to as Grantees in fee simple, together with every contingent remainder and right of reversion, the following-described real property lying and being in Shelby County, Alabama, to-wit:

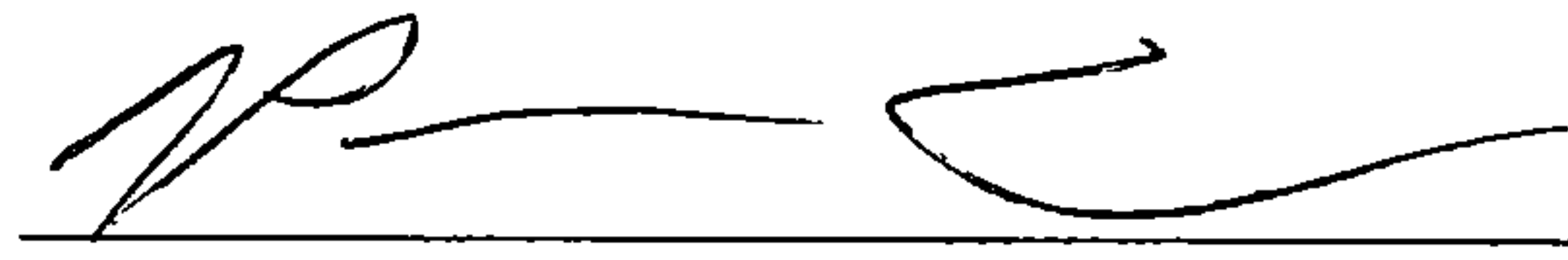
Property Address: 1949 Riva Ridge Road, Helena, Alabama 35080

Lot 5, according to the Amended Map of Dearing Downs, Ninth Addition, Phase II, as recorded in Map Book 15, Page 10, in the Probate Office of Shelby County, Alabama

This conveyance is made subject to rights-of-way, easements and rights of usage of record as recorded in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantees, their heirs and assigns forever. And I do for myself and my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that said land is free from all encumbrances, unless otherwise noted above, that I am entitled to the immediate possession thereof; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and successors and assigns forever against the lawful claims of all persons.


IN WITNESS WHEREOF, I, have here unto set my hand and seal on this the 24th day of September, 2020.


Patrick Andres

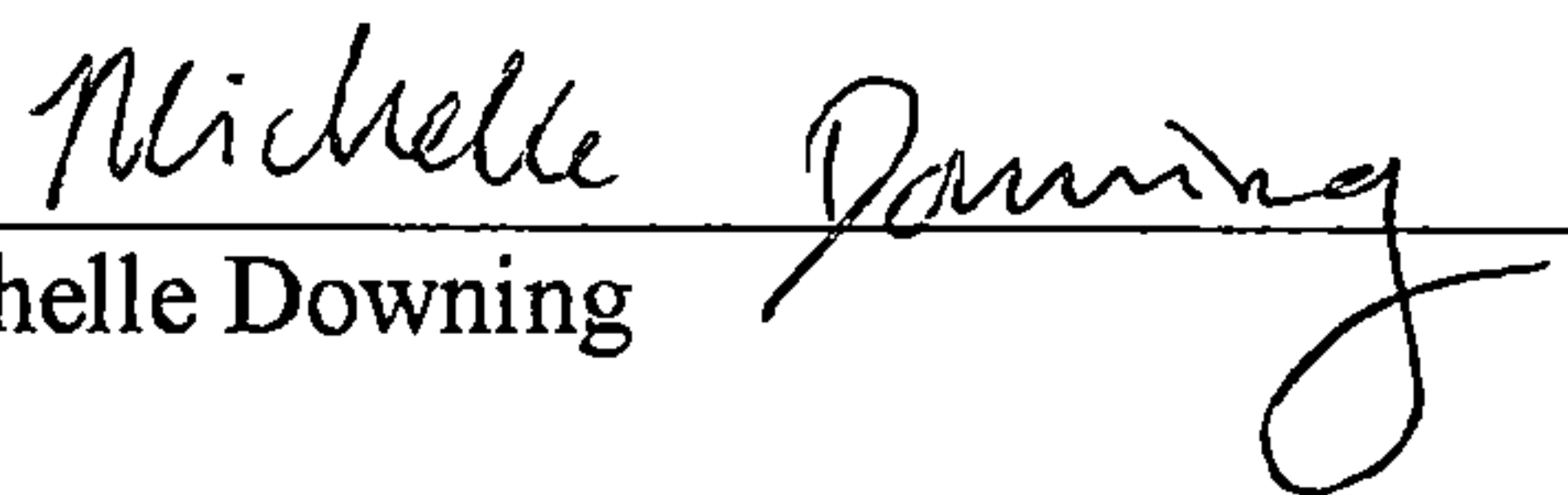
STATE OF ALABAMA)
)
COUNTY OF SHELBY)

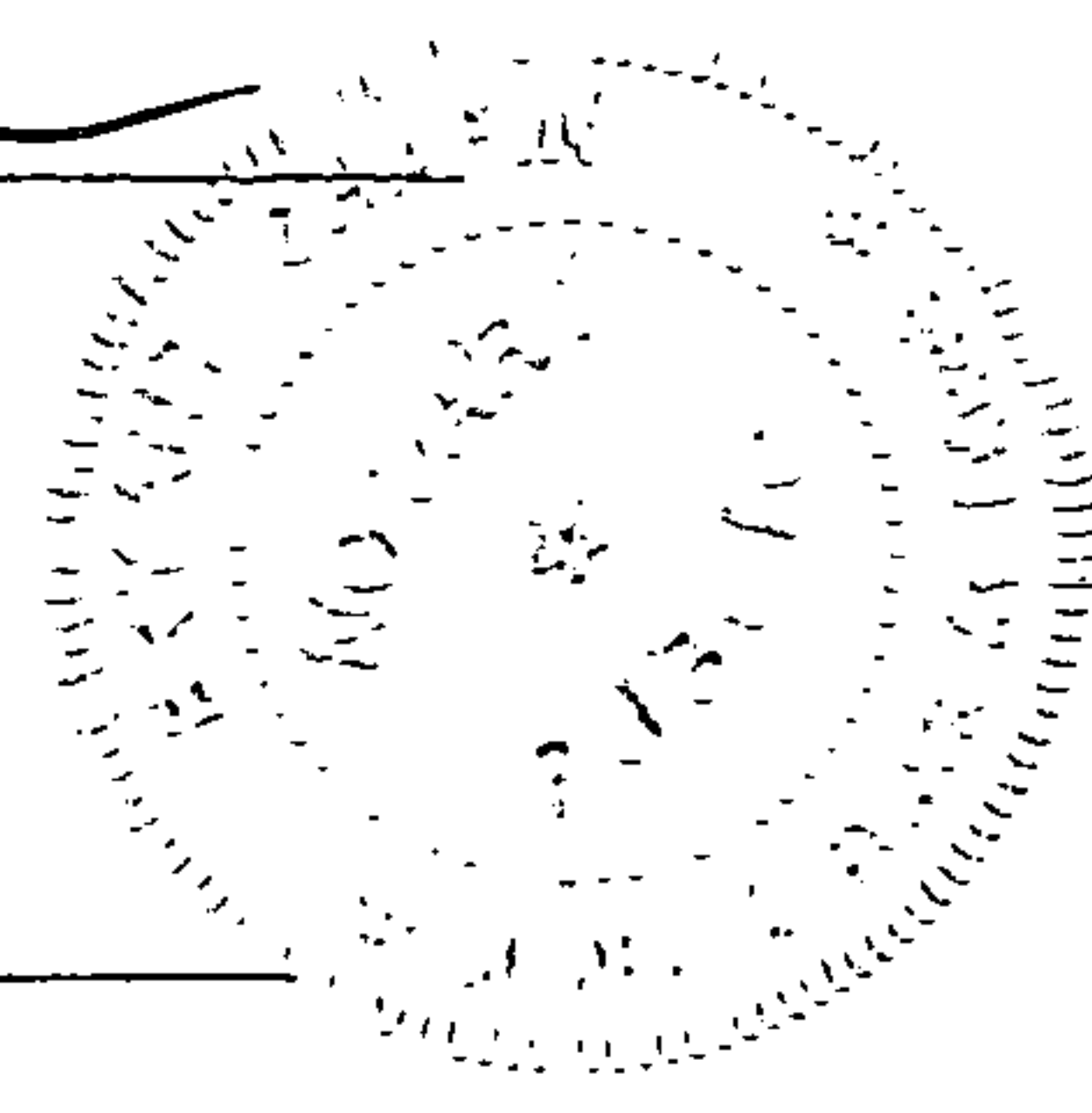
I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Patrick Andres, a married man, whose name is signed to the foregoing conveyance and who is known to me, or made known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 24 day of SEPTEMBER, 2020.



Notary Public

My Commission Expires: 10/8/2023


Michelle Downing




STATE OF ALABAMA)
)
COUNTY OF SHELBY)

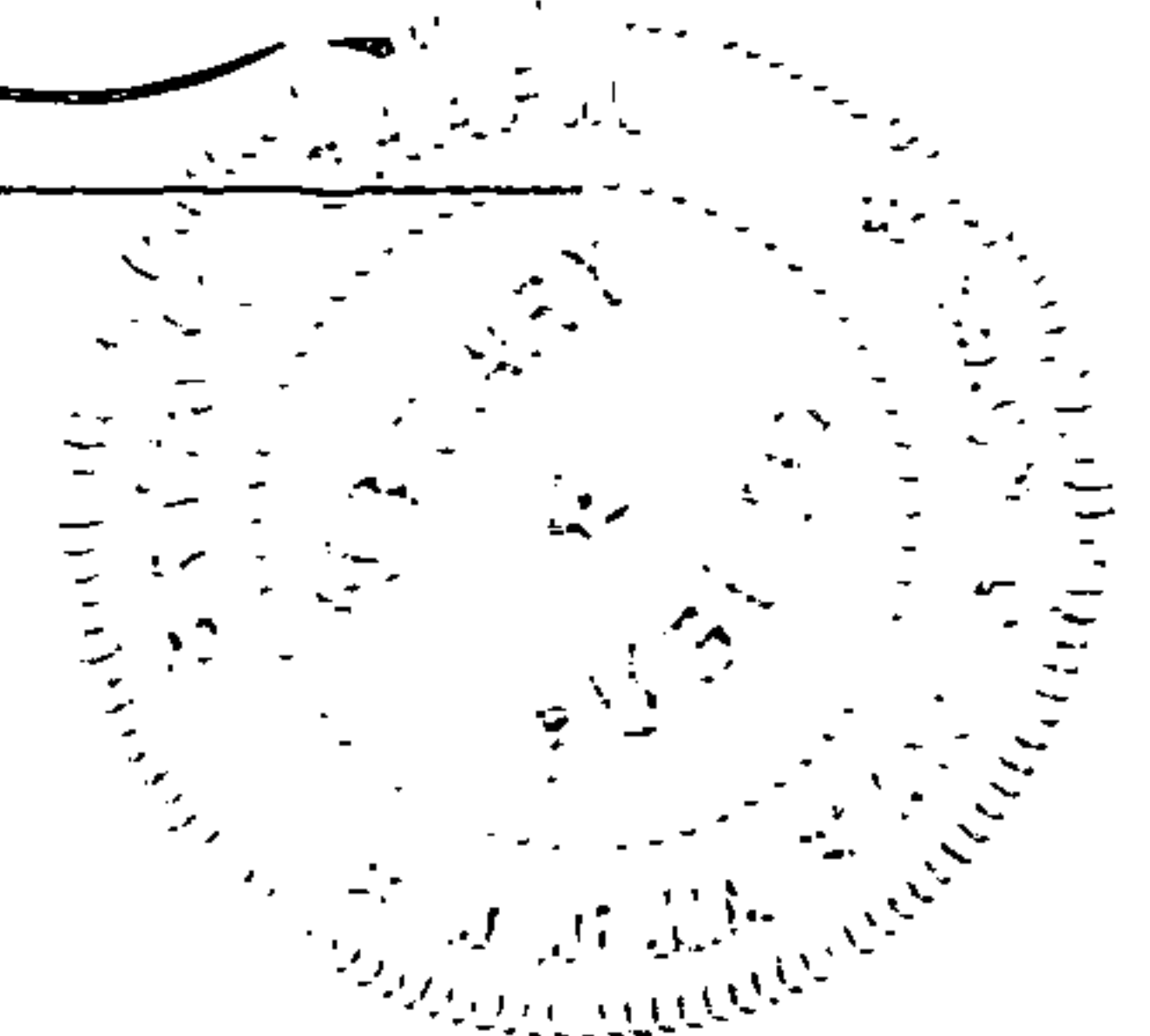

20200924000431340 2/3 \$184.50
Shelby Cnty Judge of Probate, AL
09/24/2020 03:51:26 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Michelle Downing, a married woman, whose name is signed to the foregoing conveyance and who is known to me, or made known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 24 day of SEPTEMBER, 2020.


Notary Public

My Commission Expires: 10/8/2023



Real Estate Sales Validation Form

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

Grantor's Name Patrick Andres and Michelle Downing
Mailing Address 1812 Indian Creek Circle
Vestavia Hills, Alabama 35243

Grantee's Name Cahaba Lily Properties, LLC
Mailing Address 1812 Indian Creek Circle
Vestavia Hills, Alabama 35243

Property Address 1949 Riva Ridge Road
Helena, Alabama 35080

Date of Sale 9/24/2020

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 156,300.00

Shelby County, AL 09/24/2020
State of Alabama
Deed Tax: \$156.50

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 Shelby County Tax Assessor
☐ 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 9/24/2020


Print Patrick Andres

☐ Unattested

Sign 

(Grantor/Grantee/Owner/Agent) circle one

eForms


20200924000431340 3/3 \$184.50
Shelby Cnty Judge of Probate, AL
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Form RT-1