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06/15/2021 12:25:51 PM
DEEDS 1/3

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker Road
Atlanta, GA 30305
Suite 201
Helena, AL 35080

Send tax notice to:
VSP Birmingham LLC
3595 Piedmont Road Northeast
Atlanta, GA 30305

WARRANTY DEED

STATE OF ALABAMA)

COUNTY SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED SEVENTEEN THOUSAND AND 00/100----- Dollars (\$217,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **George Dorer and wife, Ann Dorer** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **VSP Birmingham LLC** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 292, according to the Survey of Forest Lakes, Sector 4, as recorded in Map Book 33, Page 25 A, B & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2021, AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seals(s), this 10th day of June, 2021.

George Dorer (SEAL)
George Dorer

Ann Dorer (SEAL)
Ann Dorer

GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Dorer and Ann Dorer, whose name(s) are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of June, 2021.

Catherine H. Scott
NOTARY PUBLIC

My Commission Expires: 7-25-2022



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name George H. Dorer and Ann Dorer
 Mailing Address 80 Lawrence Drive
Springville AL 35146
 Property Address 5956 Forest Lakes Cove
Sterrett, AL 35147

Grantee's Name VSP Birmingham LLC
 Mailing Address 3595 Piedmont Road Northeast
Atlanta, GA 30305

Date of Sale June 10, 2021
 Total Purchase Price \$217,000.00
 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
☒ Sales Contract

☐ Appraisal
☐ 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

6-10-2021

Print

Catherine H. Scott

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/15/2021 12:25:51 PM
 \$245.00 CHERRY
 20210615000291760

Ann S. Boyd**Form RT-1**