

20210729000367960
07/29/2021 03:44:56 PM
DEEDS 1/3

STATE OF ALABAMA)
)
SHELBY COUNTY)

That in consideration of ONE MILLION ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100 (\$1,125,000.00) and other good and valuable consideration, to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned MILLENNIAL BANK, an Alabama Corporation (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto AL BIRMINGHAM MEADOWVIEW, LLC, a South Carolina limited liability company (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor. Grantor has neither permitted or suffered any lien or encumbrance to the property described herein since the date of acquisition thereof by the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto AL BIRMINGHAM MEADOWVIEW, LLC, its successors and assigns forever.

IN WITNESS WHEREOF, MILLENNIAL BANK, a bank organized under the laws of the State of Alabama, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 24 day of July, 2021.

MILLENNIAL BANK

By: [Signature]
Its: CEO

STATE OF ALABAMA

Jefferson COUNTY

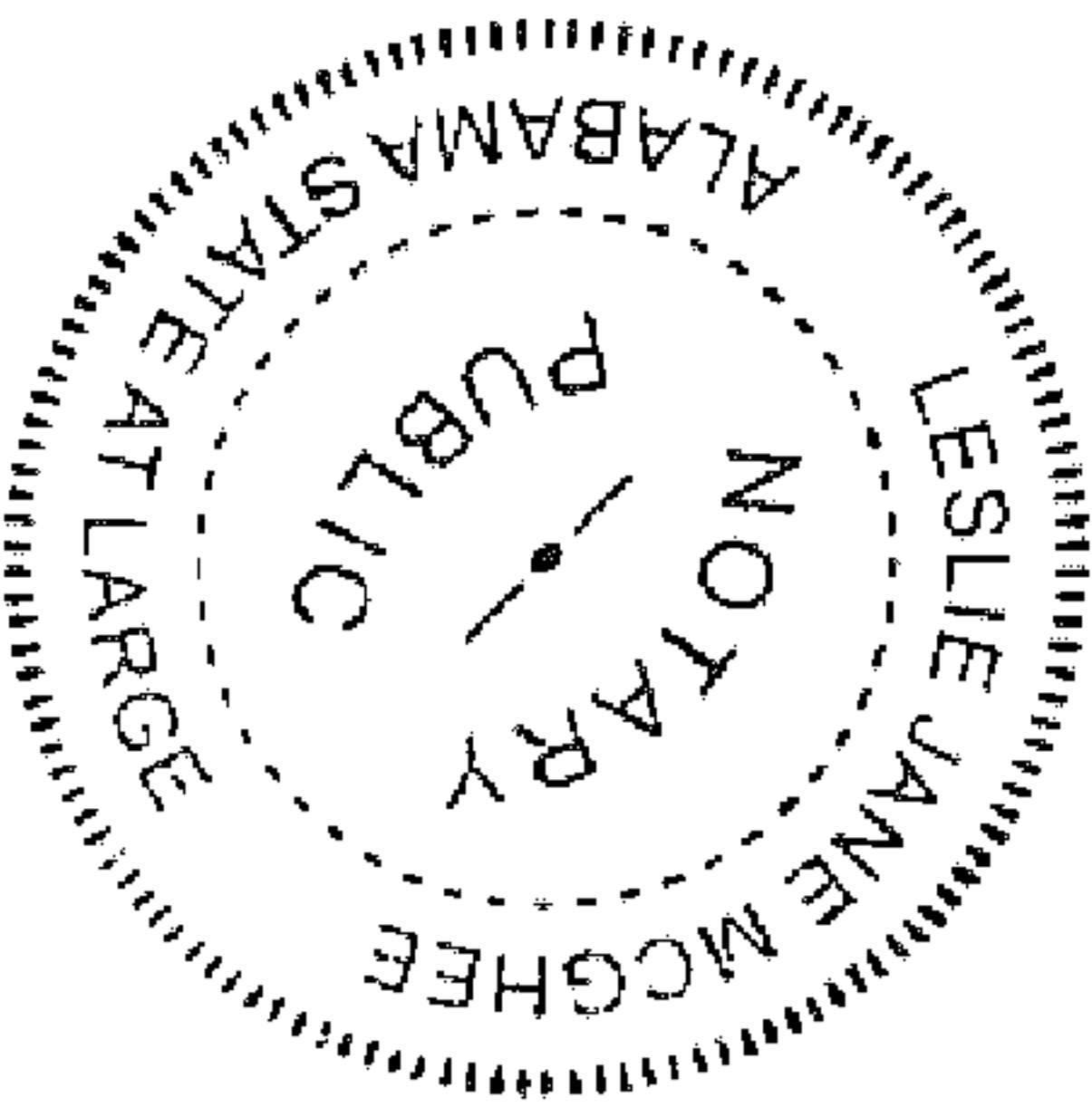
)
)
)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that BRAD Collins, whose name as CEO of MILLENNIAL BANK is signed to the foregoing statutory warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal, this 24 day of July, 2021.

[Signature]
Notary Public

My commission expires: 7/19/25



Real Estate Sales Validation Form

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

Grantor's Name Millennial Bank
 Mailing Address _____
7924 Parkway Drive
Leeds, AL 35094

Grantee's Name AL Birmingham Meadowview, LLC
 Mailing Address 201 Riverplace
Suite 400
Greenville, SC 29601

Property Address 30 Meadow View Drive
Birmingham, AL 35242

Date of Sale July 26, 2021
 Total Purchase Price \$ ~~1,400,000~~ 1,125,000 (B)
 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 06/18/2021

Print Millennial Bank

☒ Unattested

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/29/2021 03:44:56 PM
 \$1153.00 BRITTANI
 20210729000367960

Brittani S. Boyd

Form RT-1