


This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Gibson & Anderson Construction, Inc.
2539 Rocky Ridge Road
Birmingham, AL 35243

Corporation Form Warranty Deed


20120816000303540 1/3 \$66.50
Shelby Cnty Judge of Probate, AL
08/16/2012 11:15:24 AM FILED/CERT

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of Ten Thousand and No/100 (\$10,000.00) Dollars

to the undersigned grantor, AGA Partners, LLC, a limited liability company

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Gibson & Anderson Construction, Inc.

(herein referred to as GRANTEE), whether one or more), the following described real estate, situated in Jefferson County, Alabama to-wit:

Lot 2673, according to the Survey of Weatherly Highlands, The Ledges, Sector 26, Phase 3, as recorded in Map Book 38, Page 71 A, B & C, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions and rights-of-way of record.


TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR, does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

In WITNESS WHEREOF, the said GRANTOR by its member who is authorized to execute this conveyance, hereto set its signature and seal, this the 27th day of July, 2012.

ATTEST:

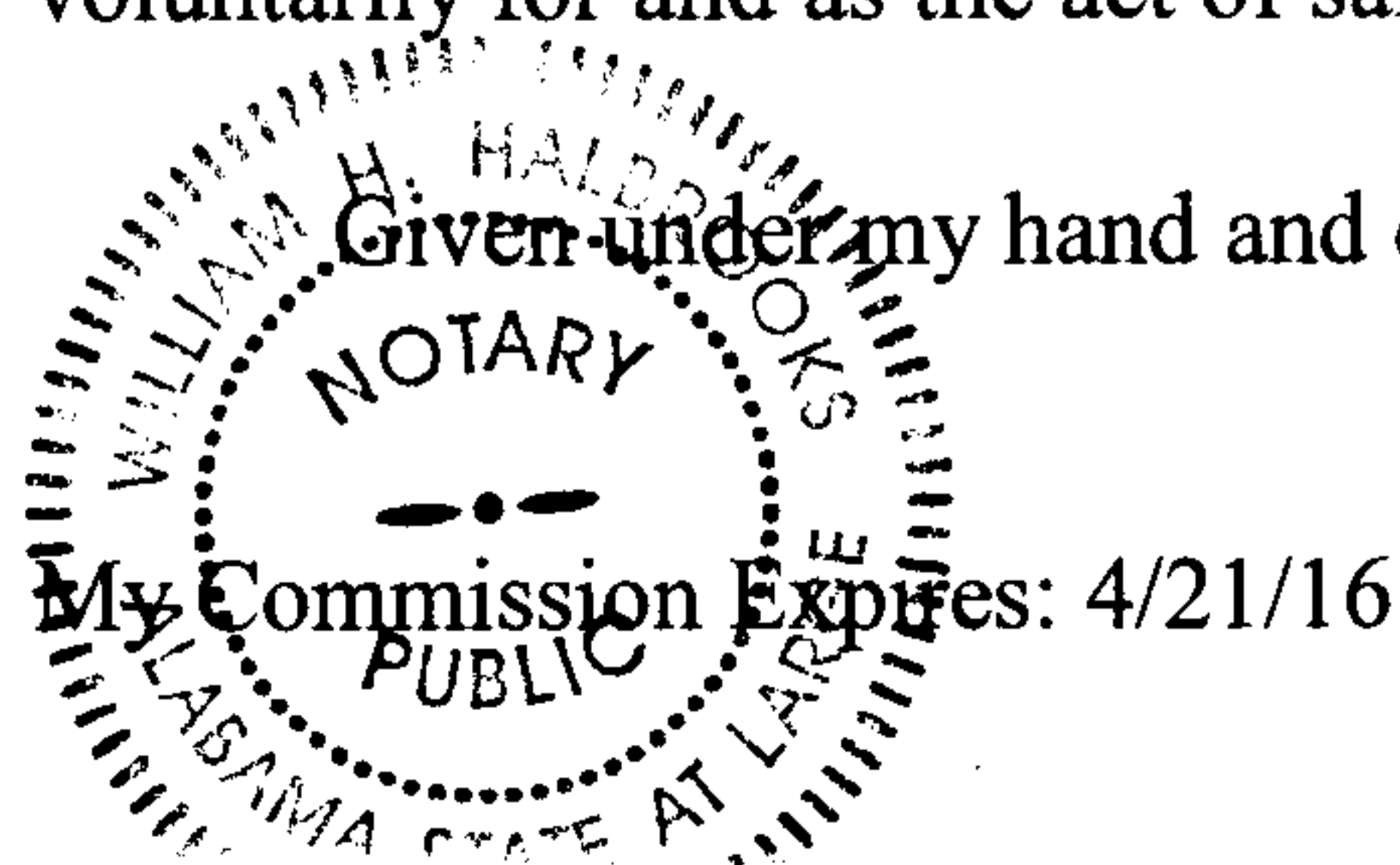
AGA Partners, LLC

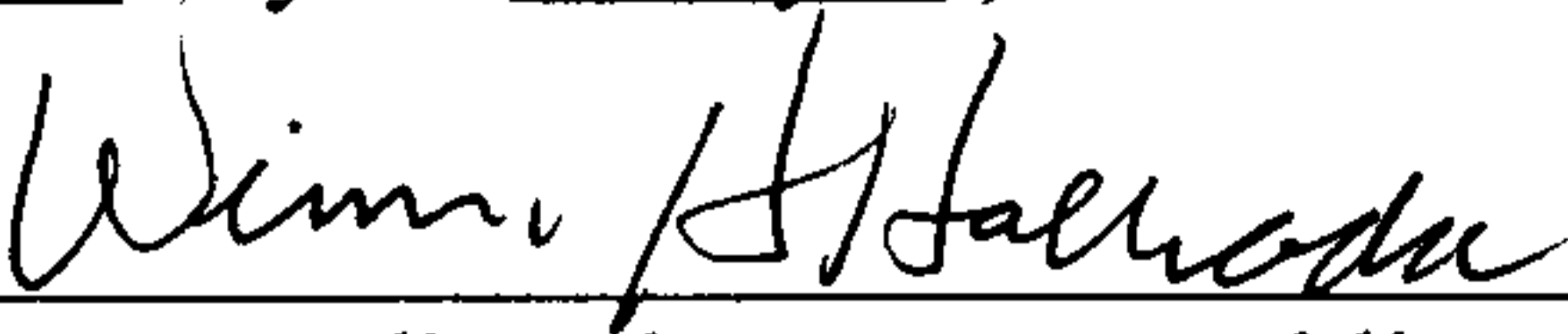
By: 
Edward T. Anderson, Manager

STATE OF ALABAMA)
) Limited Liability Acknowledgment
COUNTY OF JEFFERSON)

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby certify that Edward T. Anderson whose name as Manager of AGA Partners, LLC, a limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 27th day of July, 2012.




William H. Halbrooks, Notary Public

Shelby County, AL 08/16/2012
State of Alabama
Deed Tax: \$48.50



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Real Estate Sales Validation Questionnaire

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

Grantor's Name
Mailing Address

AGA Partners, LLC

Grantee's Name
Mailing Address

Gibson + Anderson
Construction, Inc

Property Address

328 Oxford Way
Relham, AL 35124

Date of Sale

8-7-12

Total Purchase Price \$

or

Current Assessor's MV \$

48,080

Documentary Evidence provided:

☐ Closing Statement

☐ Bill of Sale

☐ Sells Contract

☐ Other

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.

☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.

☐ Re-recordation of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October 1, 1923.

☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date

8/7/12

Print

Sign

William H. Halbrook
Agent

#1 INDEPENDENCE PLAZA #704
BIRMINGHAM, ALABAMA 35209

PARCEL #:

14 9 31 0 000 001.163

OWNER:

AGA PARTNERS LLC

ADDRESS:

2539 ROCKY RIDGE ROAD BIRMINGHAM AL 35243

Land: 48,080

Acres: 0.565

Baths: 0.0

Imp: 0

Sales Info: \$0

H/C Sqft: 0

Total: 48,080


[1 / 1 Records]

Tax Year : 2011

SUMMARY				LAND	BUILDINGS	SALES	PHOTOGRAPHS	MAPS
ASSESSMENT				VALUE				
PROPERTY CLASS:	2	OVER 65 CODE:		LAND VALUE 10%			\$0	
EXEMPT CODE:		DISABILITY CODE:		LAND VALUE 20%			\$48,080	
MUN CODE:	08 PELHAM	HS YEAR:	0	CURRENT USE VALUE			\$0	
SCHOOL DIST:	2	EXM OVERRIDE AMT:	\$0.00					
OVR ASD VALUE:	\$0.00							
				TOTAL MARKET VALUE:				\$48,080
CLASS USE:		TAX SALE:						
FOREST ACRES:	0	BOE VALUE:	0					
PREV YEAR VALUE:	\$41,010.00							

TAX INFO		CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	2	8		\$9,620	\$62.53	\$0	\$0.00	\$62.53
COUNTY	2	8		\$9,620	\$72.15	\$0	\$0.00	\$72.15
SCHOOL	2	8		\$9,620	\$153.92	\$0	\$0.00	\$153.92
DIST SCHOOL	2	8		\$9,620	\$134.68	\$0	\$0.00	\$134.68
CITY	2	8		\$9,620	\$134.68	\$0	\$0.00	\$134.68
FOREST	2	8		\$0	\$0.00	\$0	\$0.00	\$0.00
ASSD. VALUE: \$9,620.00				\$557.96			GRAND TOTAL: \$557.96	

DEEDS		PAYMENT INFO			
INSTRUMENT NUMBER	DATE	PAY DATE	TAX YEAR	PAID BY	AMOUNT
20070612000274330	6/5/2007	12/20/2011	2011	AGA PARTNERS LLC	\$557.96
20040416000198550	3/25/2004	12/16/2010	2010	AGA PARTNERS LLC	\$476.76
		12/21/2009	2009	AGA PARTNERS LLC	\$476.76
		12/29/2008	2008	AGA PARTNERS LLC	\$672.80



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