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DEED FILED SIMULTANEOUSLY WITH MORTGAGE.



20120919000357760 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
09/19/2012 02:57:56 PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Embassy Homes, LLC
5318 Meadowlark Drive
Birmingham, AL 35242

STATE OF ALABAMA)

:

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Seventy Thousand and 00/100 (\$70,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Multi-Vest, Inc., an Alabama corporation, and Wellington Development Corporation, an Alabama corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Embassy Homes, LLC**, an Alabama limited liability company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 78, according to the Final Plat for Multi-Vest, Inc.'s Addition to Bent River - Phase IV, as recorded in Map Book 42, Page 125, in the Probate Office of Shelby County, Alabama.

Subject To:

1. Ad valorem taxes for 2012 and subsequent years not yet due and payable until October 1, 2012.
2. Easements, building lines and restrictions as shown on recorded map.
3. Mineral and mining rights not owned by grantor.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
5. Restrictions appearing of record in Instrument No. 2009-4773; Instrument No. 2010-15499; Instrument No. 2011/27028; and Instrument No. 2012/30116 in said Probate Office.
6. Sewer and utility easement as recorded in Instrument No. 2003-71329 in said Probate Office.

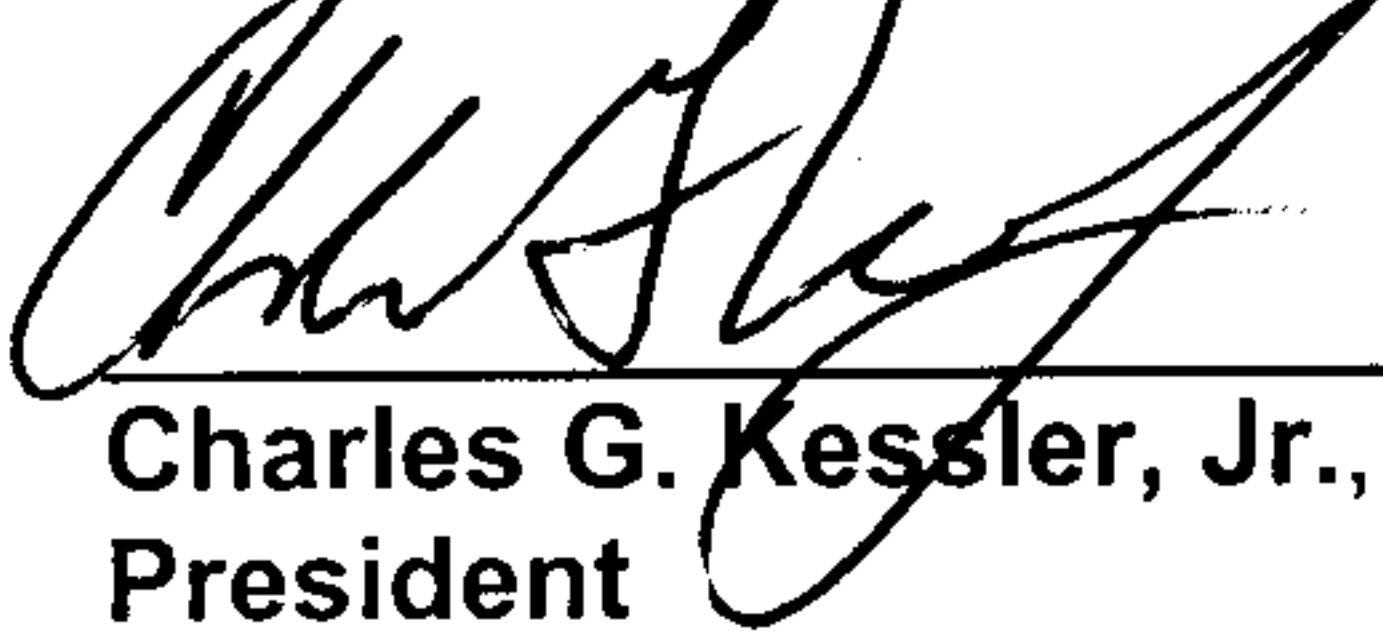
All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is 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 hereinabove 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 GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

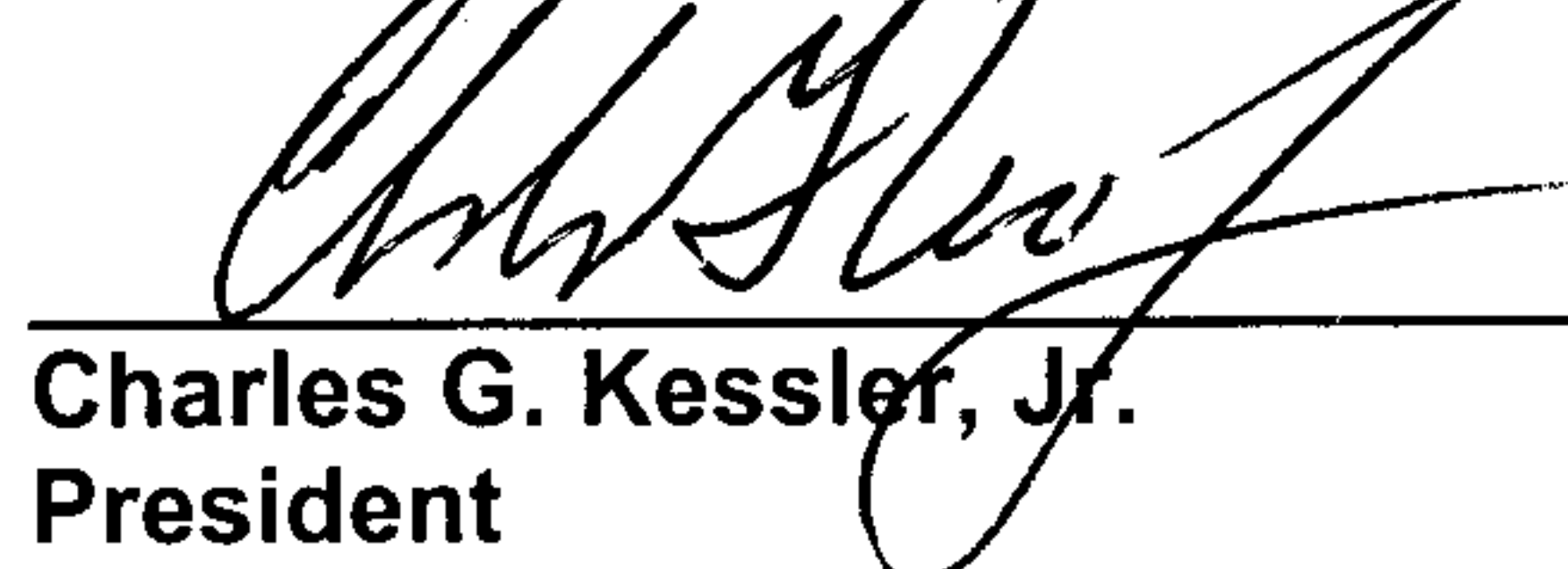
IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 30th day of August, 2012.

Multi-Vest, Inc.
an Alabama corporation



Charles G. Kessler, Jr.,
President

Wellington Development Corporation
an Alabama corporation



Charles G. Kessler, Jr.
President

STATE OF ALABAMA)

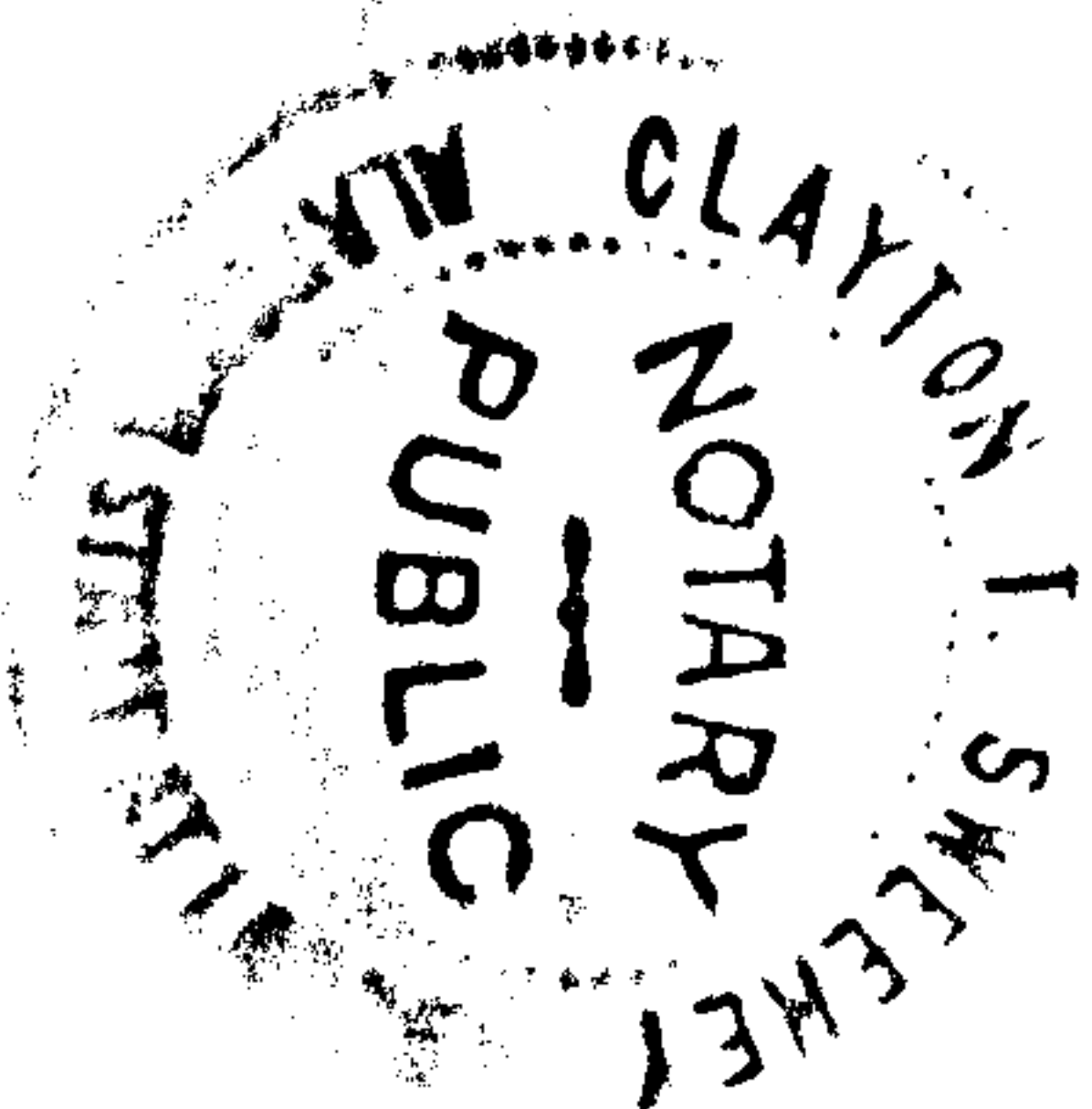
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charles G. Kessler, Jr., whose name as President of Multi-Vest, Inc., an Alabama corporation and Wellington Development Corporation, an Alabama corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporations.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of August, 2012.



NOTARY PUBLIC
My Commission Expires: 6/5/2015




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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 Multi-Vest, Inc.
Mailing Address 90 Bagby Dr
Birmingham AL 35209

Grantee's Name Embassy Homes, LLC
Mailing Address 5318 Meadowlark Drive
Birmingham AL 35242

Property Address 4028 Cahaba Lake Cir
Hoover AL 35246

Date of Sale 8/30/12
Total Purchase Price \$ 70,000

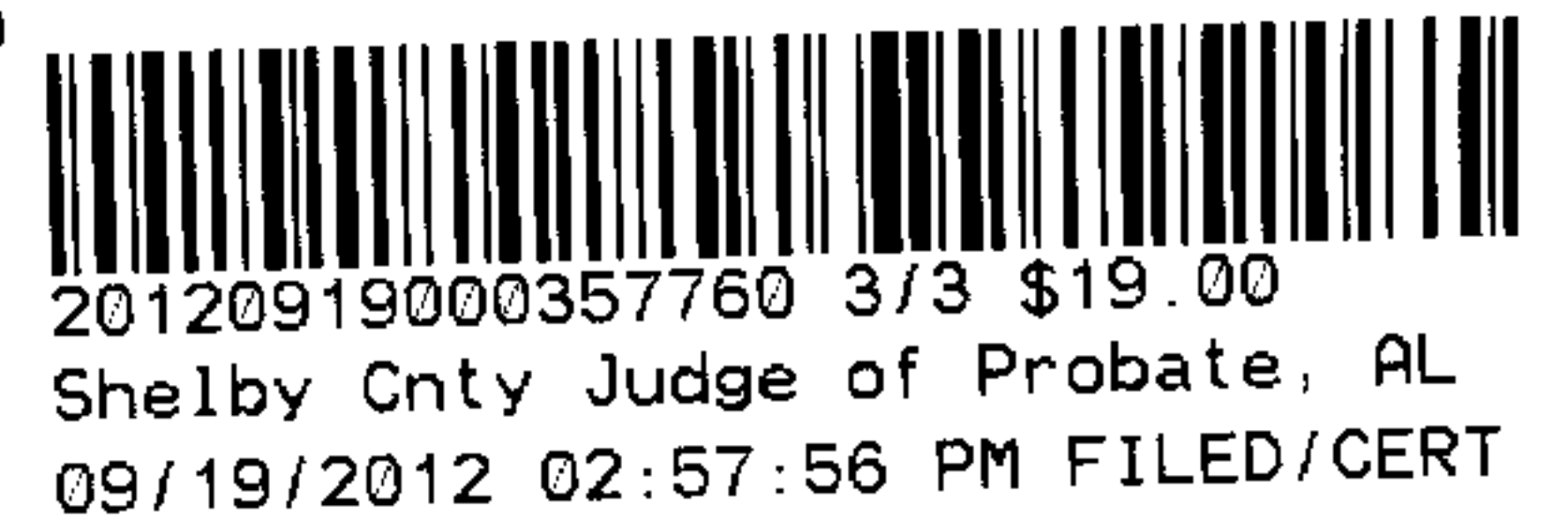
or
Actual Value \$

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
☒ Closing Statement

☐ Appraisal
☒ Other Deed



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 8/30/12

Print PATRICK LOVE

☒ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1