

Send Tax Notice To:  
CDLM, LLC  
1711 Oak Park Lane  
Helena, Alabama 35080

*This instrument was prepared by:*

Laurie Boston Sharp,  
ATTORNEY AT LAW, LLC  
P. O. Box 567  
Birmingham, AL 35007

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**General Warranty Deed**

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STATE OF ALABAMA     )

**KNOW ALL MEN BY THESE PRESENTS,**


COUNTY OF SHELBY     )

THAT IN CONSIDERATION OF TWO HUNDRED EIGHTY FIVE THOUSAND and No/100 DOLLARS and other good and valuable consideration (\$285,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **ALABAMA CENTRAL CREDIT UNION** (hereinafter referred to as Grantor), does grant, bargain, sell and convey unto **CDLM, LLC, an Alabama limited liability company** (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

**Lot 3, according to the Survey of the Final Plat Saginaw  
Commercial Park Phase 2, as recorded in Map Book 30, page 60,  
in the Probate Office of Shelby County, Alabama**

**The above Property is conveyed subject to:**

1. the lien of ad valorem and similar taxes for 2013 and subsequent years;
2. Declaration of Protective Covenants as recorded in 2001/29295 in the Probate Office of Shelby County, Alabama;
3. Right of Way granted to Alabama Power Company by instrument recorded in 20050801000385530 and 20050204000056970 in the Probate Office of Shelby County;
4. Grant of Lot Easement with Restrictive Covenants to Alabama Power Company recorded in 20050203000056260 in the Probate Office of Shelby County, Alabama;
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights including but not limited to gas, oil, sand and gravel, in, on and under subject property;
6. Any and all matters of record, including but not limited to easements, rights of way, condemnations, setback lines and release of damages.

  
20130531000224440 1/3 \$303.00  
Shelby Cnty Judge of Probate, AL  
05/31/2013 04:03:07 PM FILED/CERT

Shelby County, AL 05/31/2013  
State of Alabama  
Deed Tax: \$285.00

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns, forever.

Grantor covenants that it has good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except as specified above and herein.

31<sup>st</sup> IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of May 2013.

**ALABAMA CENTRAL CREDIT UNION**




By: David Bruce Renaker  
Its: Vice-President

STATE OF ALABAMA      )

COUNTY OF SHELBY      )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David Bruce Renaker, whose name as Vice President of ALABAMA CENTRAL CREDIT UNION, 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, in his capacity as such Vice President and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, 2013.



NOTARY PUBLIC

My commission expires: 5-11-2017



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Shelby Cnty Judge of Probate, AL  
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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 Alabama Central Credit Union Grantee's Name COLM, LLC  
Mailing Address 3601 4th Avenue South Mailing Address 1711 Oak Park Lane  
Birmingham, AL 35222 Helena, AL 35080

Property Address 108 Cloverdale Drive Date of Sale May 31, 2013  
Alabaster, AL Total Purchase Price \$ 285,000<sup>00</sup>  
35007 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 May 31, 2013 Print JOHN MATTINGLY  
Unattested [Signature] Sign [Signature]  
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20130531000224440 3/3 \$303.00  
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