



20130717000290220 1/4 \$77.00
Shelby Cnty Judge of Probate, AL
07/17/2013 12:22:17 PM FILED/CERT

SEND TAX NOTICES TO:

C & S FUTURES, LLC

160 N Yeager Ct Suite A
Pelham, AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, Richard Louis Imms (also known as Richard L. Imms) a married man (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto C & S FUTURES, LLC, an Alabama limited liability company (herein referred to as "Grantee") the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 12 day of July, 2013.

L.S.

Richard Louis Imms (also known as Richard L. Imms)
(Individually)

[ACKNOWLEDGMENT ON NEXT PAGE]

D-7412

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Louis Imms (also known as Richard L. Imms), whose name 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 this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12 day of July, 2013. .

Heather Elaine Ward

NOTARY PUBLIC

My Commission Expires: 7/31/16

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

Heather E. Ward
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

EXHIBIT "A"

A parcel of land in Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said Section 13; thence run East along the South section line 979.82 feet; thence turn left 66°15'04" and run Northeast 2665.28 feet to the point of beginning; thence continue last course 109.33 feet; thence turn right 97°58'37" and run Southeast 250.10 feet to a point on a curve on the Westerly right of way of Yeager Parkway; thence turn right 86°29'19" to tangent of a counter-clockwise curve having a delta angle of 01°15'26" and a radius of 4582.00 feet and run along the arc of said curve 100.54 feet; thence turn right 92°52'31" from tangent and run Northwest 242.31 feet to the point of beginning.

Being situated in Shelby County, Alabama.

SUBJECT TO: i) taxes and assessments for the year 2013, a lien but not yet payable; ii) Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 101, Page 517; Deed Book 105, page 22; Deed Book 141, Page 596 and Deed Book 170, Page 290 in the Probate Office of Shelby County, Alabama; iii) less and except any portion of subject property lying within a road right of way; and iv) coal, oil, gas and mineral and mining rights which are not owned by Grantor.

Real Estate Sales Validation Form

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

Grantor's Name R.L. Imms
Mailing Address 985 Yeager Pkwy
Pelham, AL 35124

Grantee's Name C & S Futures, LLC
Mailing Address 166 N Yeager Ct Suite A
Pelham, AL 35124

Property Address 985 Yeager Pkwy
Pelham, AL 35124

Date of Sale 7/12/13
Total Purchase Price \$ 280,000.00

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
☐ Closing Statement

☐ Appraisal
☐ Other

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:

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 7/12/13

C & S Futures, LLC
Print DAVID L. VANCE

☐ Unattested
(verified by)

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

ITS Member

Form RT-1

